

Final Development Plan Application

Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 4-5-24

Case # Z-2024-0063

Fee: **\$350.00 plus \$25 per acre**

Address of property 5410 Groveport Road located on the north side of
Groveport Road street / road / avenue.

Parcel # 185-002772-00, 185-002774-00, 185-002773-00, 180-000921-00. The property contains a total of 18.64 acres. The properties are currently being used for vacant land and single-family housing. The properties are all currently zoned Rural (Unzoned).

I am requesting Final Development plan approval so that I may use the property for: The construction of a 224,000 SF industrial development and retail/commercial.

Applicant Name: Clous Road Partners

Phone: (513) 725-0584

Address: 7755 Montgomery Rd. Cincinnati, Ohio 45236

Property Owner Name: Roger J Studley Tr, and David H Arlington and Dawn A Arlington

Phone: (810) 845-4540 and (614) 284-3917

Address: 5600, 5610, and 5620 Groveport Rd, Groveport Ohio 43215-1067

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- ☐ Legal description and survey drawing of the subject property.
- ☐ Development plan, subdivision plat or any other plans that may be applicable.
- ☐ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission.

Applicant's Signature

(513) 335-3100

Contact phone number

Nick Davis

Applicant's Printed Name

TITLE: DIRECTOR

Nick.davis@clousrd.com

Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 180-001181-00

Owner's Name: JONES BECKIE A _____
Address: 5551 SALTZGABER RD, _____
City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5551 SALTZGABER RD, GROVEPORT OH 43215 _____

Mail Address: Name: JONES BECKIE A _____
Address: 5551 SALTZGABER RD, _____
City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Parcel Number: 185-002760-00

Owner's Name: CHURCH OF CHRIST OF GROVEPORT _____
Address: 5626 GROVEPORT RD _____
City & State: GROVEPORT, OHIO _____ Zip Code 43215 _____

Site Address: 5626 GROVEPORT RD, GROVEPORT OH, 43215 _____

Mail Address: Name: CHURCH OF CHRIST OF GROVEPORT
Address: 5626 GROVEPORT RD
City & State: Groveport, OH Zip Code 43125-1067

Parcel Number: 180-000058-00

Owner's Name: MAYES STEVEN D _____
Address: 3305 HAMBURG ROAD SW _____
City & State: LANCASTER, OHIO _____ Zip Code 43130 _____

Site Address: 5630 GROVEPORT RD, GROVEPORT OH, 43215 _____

Mail Address: Name: MAYES STEVEN D
Address: 3305 HAMBURG ROAD SW
City & State: LANCASTER, OHIO Zip Code 43130

Parcel Number: 180-001505-00 _____

Owner's Name: HERSKO DONALD R, BURBACHER WENDY L _____
Address: 5521 SALTZGABER RD, _____
City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5521 SALTZGABER RD, GROVEPORT, OH 43215 _____

Mail Address: Name: HERSKO DONALD R, BURBACHER WENDY L _____
Address: 5521 SALTZGABER RD _____
City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Parcel Number: 185-002909-00 AND 185-002759-00 _____

Owner's Name: STAMBAUGH DAVID M, STAMBAUGH KELLY S _____
Address: 3181 TOY RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5511 AND 5455 SALTZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: STAMBAUGH DAVID M, STAMBAUGH KELLY S _____

Address: 3181 TOY RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Parcel Number: 185-002546-00 AND 185-002548-00 _____

Owner's Name: BRIGHT INNOVATION LLC _____

Address: 5141 BIXFORD AVE _____

City & State: CANAL WINCHESTER, OH _____ Zip Code 43110 _____

Site Address: 5640 AND 5588 SALTZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: BRIGHT INNOVATION _____

Address: 5141 BIXFORD AVE, _____

City & State: CANAL WINCHESTER, OH _____ Zip Code 43110 _____

Parcel Number: 185-002759-00 AND 185-002909-00 _____

Owner's Name: DBAC IV LLC _____

Address: 447 EAST MAIN STREET SUITE 200 _____

City & State: COLUMBUS, OH _____ Zip Code 43215 _____

Site Address: 5455 AND 5511 SALTZGABER RD, GROVEPORT OH, 43125 _____

Mail Address: Name: DBAC IV LLC _____

Address: 447 EAST MAIN STREET SUITE 200 _____

City & State: COLUMBUS, OH _____ Zip Code 43215 _____

Parcel Number: 180-000908-00 _____

Owner's Name: THACKER MARTHA J, THACKER CHARLES E _____

Address: 5570 SALTZGABER RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5570 SATLZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: THACKER MARTHA J, THACKER CHARLES E _____

Address:, 5570 SALTZGABER RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Parcel Number: 180-001000-00 _____

Owner's Name: THOMPSON TONYA, THOMPSON MICHAEL _____

Address: 5544 SALTZGABER RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

Site Address: 5544 SALTZGABER RD, GROVEPORT, OH 43125 _____

Mail Address: Name: THOMPSON TONYA, THOMPSON MICHAEL _____

Address: 5544 SALTZGABER RD _____

City & State: GROVEPORT, OH _____ Zip Code 43125 _____

If additional space is needed, make copies as needed of this page.

1.0 DEVELOPMENT PLAN TEXT

Applicant: Cloud Rd. Partners
7755 Montgomery Rd.
Cincinnati, OH 45236

Owner(s): Roger J Studley Tr
2722 El Dorado Pkwy West
Cape Coral, FL 33914

David H Arlington and Dawn A Arlington
5600 Groveport Rd
Groveport, OH 43215-1067

Engineer/ Surveyor: Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

Property Address: 5600-5620 Groveport Road

Property Acreage: 18.6 Acres +/-

Tax Parcel Numbers: 185-002772-00, 185-002774-00, 185-002773-00, 180-000921-00

1.1 PROJECT NARRATIVE

The project site consists of approximately 18.6 +/- acres located on the northern side of Groveport Road. The sites are currently Zoned Rural (Unzoned) and consists of undeveloped land and a single-family residence.

Currently located around the proposed development to the:

- North of the property is a single-family residence.
- South of the property is existing commercial.
- East of the property is a single-family residence.
- West of the property is a church.

Vegetation- Existing trees along the north, east, and west property lines will be preserved as depicted on the Final Development Plan, Sheet C200 Site Plan dated January 5, 2024. There are 928 trees that are 6-inches or greater in diameter on the site. As part of the development 752 of those 6-inch diameter trees will be removed. The applicant will replace some of those trees as part of the landscape buffer and will also make a \$200,000 contribution to the City of Groveport's tree replacement program.

Soils- On site soils per the Franklin County Soil Survey include:

CrA- Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes

KeB- Kendallville silt loam, 2 to 6 percent slopes

The applicant is requesting a zoning amendment for the property to a Planned Industrial Park (PIP). The proposed development will consist of two lots; lot #1 consisting of a 212,000 SF industrial building that will be a maximum of 60' tall, and lot #2 will be developed into potential retail and commercial uses.

The applicant is also requesting an Area Variance as part of the zoning amendment. The Groveport zoning ordinance stipulates that a site must be at least twenty-five (25) acres for the establishment of the Planned Industrial Park (PIP). The applicant requests a variance of the PIP acreage requirement of twenty-five acres to allow for a PIP on this site of 18 +/- acres.

With the project site being on the western limits of the City, a zoning amendment to a Planned Industrial Park will match the surrounding property zoning designation (within city limits) to the east and south.

Per Chapter 1153.03 of the Codified Ordinances of Groveport, the proposed industrial development is a permitted use within a Planned Industrial Park zoned property.

The following uses shall be deemed as approved uses for Lot #1:

- Freezer/Cooler, Cold Storage Facility
- Warehouse, Distribution, Manufacturing and Office uses associated with the above Freezer/Cooler, Cold Storage Facility and within the same building envelope.

The following uses shall be deemed as approved uses for Lot #2:

- Community facilities such as libraries, offices, or cultural facilities operated by a public agency or government
- Parks, playgrounds and playfields open to the public without fee
- Offices – Business for insurance, real estate, data processing, advertising, business, professional or civil associations, and other similar management and/or service functions
- Offices – Professional offices for physicians, dentists, other licensed health practitioners, attorneys, accountants, engineers, architects and other similar professions
- Retail Sales – Clothing stores, personal apparel accessory and specialty stores, shoe stores, tailors and related retail stores
- Retail Sales – Food. Grocery stores, convenience food stores, candy, nut and other confectionery stores, bakeries, dairy products, meat and fish markets, and other food markets
- Retail Sales – fueling stations for automobiles not involving vehicle repairs or vehicle wash facilities
- Retail Sales – General hardware, drug, department, mail order, variety and other general merchandise stores
- Retail Sales – Home furnishings, furniture, household appliance, radio, television, computer, and music stores
- Retail Sales – Lawn and garden plants and supplies
- Retail Sales – Liquor stores and establishments serving liquor
- Retail Sales – Miscellaneous small item retail stores, including antique, book, and stationary, sporting goods, bicycle, small appliance, camera, and photo, optical, gift and similar miscellaneous retail stores

- Retail Sales – Mobile Food Vendors
- Retail Sales – Restaurants serving food for consumption on the premises and/or takeout restaurants, except that a drive-in, drive-up, or drive-through will not be permitted unless approved under /Chapter 1134 (Conditional Use Review)
- Retail Sales – Vehicle Parts and Supplies, Automobile and other small vehicle parts stores, tire, battery and accessory dealers, and retail sales of other vehicle related accessories
- Services – Consumer Services. Concerning services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption or enjoyment, including motion picture, theaters, dancing halls, studios or schools, bowling, billiards and pool halls, and similar facilities
- Services – Financial institutions and offices including banks, savings and loans, brokerage firms, credit institutions, and other similar financial and related services
- Services – Personal services generally involving the care of the person, including barber shops, beauty shops, portrait photography, and similar services. No unrelated retail trade is permitted
- Services – Printing, duplicating, blueprinting, photocopying, and similar business services
- Shopping Center which is developed, operated, and maintained within an organized development of associated commercial activities (shopping center) in accordance with Chapter 1135 (Development Plan Review Procedure)
- Accessory Uses as a subordinate use or structure incidental to and in association with a principal use or structure and which is customarily required or provided for the principal use or structure as specified in Chapter 1171 (Accessory Uses and Structures)
- Drive-in car wash developed in association with a permitted use, except for a gasoline service station when all of its lot lines are less than twenty-five feet from a Residential Zoning District or a Planned Residential Zoning District
- Recreation facilities or other personal enrichment facilities established primarily for the use and/or the amenities of the occupants of Planned Development residential dwellings, employees of industrial establishments, or in conjunction with commercially operated recreation establishments, provided that such facilities are an approved part of the Development Plan
- Residential living quarters as an integral part of a permitted use structure, and restricted to the second story and above.
- Open display or outdoor service facility developed in association with a permitted use, except for a gasoline service station when all of its lot lines are twenty -five feet or more from a Residential Zoning District or a Planned Residential Zoning District as listed in Section 1127.02 (Designation of Zoning Districts)

Site Acreage: 18.64 Acres
 R/W Dedication: 0.64 Acres
 Number of Lots: 2

Building Setbacks: Lot 1
 Front: 100ft (Along Groveport R/W)
 Side 60ft
 Rear: 60ft

	Lot 2	
	Front:	55ft (Along Groveport R/W)
	Side:	50ft
	Rear:	50ft
Parking Setbacks	Lot 1	
	Front:	100ft (Along Groveport R/W)
	Side:	30ft
		60ft (Along Saltzgaber R/W)
	Rear:	30ft
	Lot 2	
	Front:	55ft (Along Groveport R/W)
	Side:	30ft
	Rear:	10ft
Landscape Setbacks	Lot 1	
	Front:	25ft
	Side:	25ft/0ft along shared access drive
	Rear:	25ft
	Lot 2	
	Front:	25ft
	Side:	25ft/0ft
	Rear:	10ft
<u>Lot 1 Parking Data</u>		
Building Square Footage:	212,000 FT ² (5% office, 95% cold storage facility)	
Building Employees:	106 employees (1 employee per 2,000 FT ²)	
Parking Required:		128 stalls
	+ 5% (1 spot per 200 FT ² of building)	53 stalls
	+ 95% (1 spot per 2 employees)	53 stalls
	+ (1 spot per 10,000 FT ² of building)	21.2 stalls
Number of spaces provided		134 (8 handicap)
Number of loading spaces required		26.7 spots
	+ 1 spot every 10,000 FT ² over 10,000 FT ²	20.2 spots
	+ 1 spot every 25,000 FT ² over 50,000 FT ²	6.5spots
Number of loading spaces provided		48 spots
<u>Lot 2</u>		
Acreage:	1.86 Acres +/-	
Building Size:	T.B.D. at Final Development Plan submittal for Lot #2	
Building Employees:	T.B.D. at Final Development Plan submittal for Lot #2	
Parking Required:	T.B.D. at Final Development Plan submittal for Lot #2	
Parking Provided:	T.B.D. at Final Development Plan submittal for Lot #2	
<u>Total Impervious Area</u>		
Square footage of site:	787,565 FT ²	

Pervious Area:	227,498 FT ²	
Lot 1		
	Building	212,000 FT ²
	Parking/Sidewalk	214,751 FT ²
	Storm Water Basin	47,045 FT ²
Lot 2		
	85% Impervious	86,271 FT ²
Total Impervious Area		560,067 FT ²

1.2 UTILITIES

All utilities shall be underground except for telephone and cable pedestals and electric transformers.

1.2.1 Waterline

There is an existing 20" water main located along the south side of Groveport Road.

1.2.2 Sanitary

There is a proposed 12" sanitary sewer main extension along the north side of Groveport Road to an existing 12" sanitary sewer main located on the south side of Groveport Road.

1.2.3 Drainage

Existing drainage flows both west and east. The majority of the site will be directed to a proposed retention basin located at the southeast corner of the site. This proposed pond will outlet into a proposed 12" storm drain along Saltzgaber Road that drains north 712 feet to an existing 12" storm sewer system that will be removed and replaced 2 x 24" storm pipes. Final design of offsite drainage improvements will be reviewed and approved by the Franklin County Drainage Engineer.

1.3 ROADWAY

The public roadway adjacent to the site will be updated per the approved traffic study.

1.3.1 Groveport Road Improvements

- Construct a 245 foot (including 50-foot diverging taper) eastbound left turn lane @ access point 2
- Construct a 245 foot (including 50-foot diverging taper) westbound right turn lane @ access point 2

LANDSCAPE

Per the city of Groveport Zoning Code, Chapter 1176, if a 6" or greater caliper tree is removed, then it will be replaced with at least a 2.5" caliper tree or a donation of \$400 per tree must be made to the City of Groveport Tree Replacement Fund. There are 928 trees that are 6-inches or greater in diameter on the site. As part of the development 752 of those 6-inch diameter trees will be removed. The applicant will replace some of those trees as part of the landscape buffer and will also make a \$200,000 contribution to the City of Groveport's tree replacement program.

Lot 1 Buffer Yard Requirements:

	Required	Provided*
North (+/- 755) 25' easement	23 Deciduous 31 Evergreen 31 Shrubs	23 Deciduous 45 Evergreen 31 Shrubs
East (+/- 1085) 25' easement	33 Deciduous 44 Evergreen 44 Shrubs	33 Deciduous 64 Evergreen 44 Shrubs
West (+/- 978) 25' easement	20 Deciduous 40 Evergreen 20 Shrubs	20 Deciduous 57 Evergreen 20 Shrubs
South (+/- 980) 25' easement	20 Deciduous 20 Evergreen 0 Shrubs	20 Deciduous 40 Evergreen 0 Shrubs
	Note: Buffer plantings shall achieve a height of 10' or more and an opaqueness of 75% within 5 years of normal growth	
	Additional +/-2-4 evergreens per 100LF provided to obtain required 75% opaqueness	

Exterior Parking Landscape Area Adjacent to Public R/W:

	Required	Provided
Lot 1 352LF	159 Shrubs (75% opaqueness)	159 Shrubs (not shown on plan)

Building Foundation Planting:

	Required	Provided
Lot 1 2,200LF Building Perimeter	220 Shrubs (10 per 100LF)	220 Shrubs (not shown on plan)

Lot Interior Landscaping:

	Required	Provided
Lot 1 2,200LF Building Perimeter	44 Deciduous Trees (2 per 100LF)	44 Deciduous Trees (not shown on plan)

Interior Parking Landscape Area:

	Required	Provided
Lot 1	5,627 SF (10%) 13 Trees	5,627 SF and 13 Trees

56,276SF 128 Spaces (8ADA)	(1 tree per 10 spaces)	
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Parking Lot Screening:

	Required	Provided
North	Plant, Mound, or Fence with maximum 4' height and minimum 75% opacity	Plant, Mound, or Fence with maximum 4' height and minimum 75% opacity (not shown on plan)
West	Plant, Mound, or Fence with maximum 4' height and minimum 75% opacity	Plant, Mound, or Fence with maximum 4' height and minimum 75% opacity (not shown on plan)
East	Plant, Mound, or Fence with maximum 4' height and minimum 75% opacity	Plant, Mound, or Fence with maximum 4' height and minimum 75% opacity (not shown on plan)
South	Plant, Mound, or Fence with maximum 4' height and minimum 75% opacity	Plantings upon a Mound, of 6 feet in height within plantings having minimum 75% opacity (Mound shown on plan)

Loading Dock Screening:

	Required	Provided
Lot 1 North	Walls, Fences, or Vegetation with Minimum 7' and Maximum 12' Height and Minimum 75% Opacity	Building Walls with a 28-30' height
Lot 1 South	Walls, Fences, or Vegetation with Minimum 7' and Maximum 12' Height and Minimum 75% Opacity	Building Walls with a 28-30' height
Lot 1 East	Walls, Fences, or Vegetation with Minimum 7' and Maximum 12' Height and Minimum 75% Opacity	Walls, Fences, or Vegetation (existing and planted) with Minimum 7' and Maximum 12' Height (planting may grow higher) and Minimum 75% Opacity

Lot 2:

T.B.D. at Final Development Plan submittal for Lot #2

1.4 DUMPSTERS AND COMPACTORS

All outdoor dumpsters or refuse containers not attached to or contiguous to the building shall be visually screened, by landscaping, masonry, building components or durable material so as not to be visible from adjacent properties or streets. No refuse collection areas shall be permitted between a public street and the front of the building. Refuse collection areas shall be effectively designed to contain all refuse generated on-site and deposited between collections.

Any requirement screening shall be provided to a height one foot higher than the equipment contained therein.

1.5 STORAGE TANKS

Storage tanks for water and fuel as required for the use and maintenance of a property shall be permitted provided such tanks comply with the following criteria:

1. Shall not be located between the building and the street. .
2. Shall not be taller than the building that it serves.

1.6 EXTERIOR FENCING

All exterior fencing (chain link or traditional aluminum) is to be black PVC coated or painted black. No fencing shall exceed 10 feet in height. Fencing shall comply with zoning code at time of development.

All exterior fencing will be located no closer than the pavement setback along the right of way.

1.7 LIGHTING

All exterior lighting shall be contained within the building lot and shall not spill out to adjacent properties.

All parking lot or truck court pole lighting shall be shoe box, cut-off fixture type.

All exterior lighting shall be LED or other “white” light source.

Maximum pole fixture is 25 feet above finish grade.

Lighting shall comply with zoning code at time of development.

1.8 BUILDING IDENTIFICATION SIGNS

Two ground mounted monument signs that identifies a single building and the multiple tenants and addresses within that building shall be permitted along Groveport Road. One sign for each

access point.

Each sign shall be painted to match the field color of the building it serves. Any accent colors on the sign shall also be consistent with any accent colors on the building it serves.

Ground mounted signage shall meet Chapter 1178 of City of Groveport Zoning Code.

Standard directional signs will be placed as needed throughout the development and shall meet Chapter 1178 of City of Groveport Zoning Code.

Address signs shall comply with zoning code at time of development.

1.9 TENANT WALL MOUNTED SIGNS

One wall mounted tenant identification sign will be permitted per building tenant.

The maximum sign area shall be 150 square feet for each principal sign.

The top edge of any wall sign shall be a minimum of 2 feet below the top edge of the wall to which it is attached.

All wall mounted signs shall be internally illuminated.

1.10 PROJECT SCHEDULE

Groveport Road Improvements- completed within 1 year of building permit receipt.

Lot 1: Commence Construction in 2024

Lot 2: T.B.D. at Final Development Plan submittal for Lot #2

January 4, 2024

Mr. Stephen Moore
Building Office
City of Groveport
655 Blacklick St.
Groveport, OH 43125

Re: Evidence of Control, Parcels 185-002772-00,185-002774-00,185-002773-00,180-000921-00

Dear Mr. Moore,

Our firm, Clous Road Partners, currently has purchase contracts with Roger J Studley, Trustee for Parcels 185-002772-00,185-002774-00,185-002773-00 and with David H Arlington and Dawn A Arlington for parcel 180-000921-00. The contract for each of the properties allows us to seek a rezoning of the properties on behalf of the current property owners. The purchase contracts expire on July 1, 2024.

Please contact me at (513) 335-3100 or by email at Nick.davis@clousrd.com if you have any questions.

Sincerely,

Clous Road Partners, LLC



Nick Davis
Director



7755 Montgomery Rd. Suite 190
Cincinnati, OH 45236

CLOUSRDPARTNERS.COM

April 10, 2024

Mayor Lance Westcamp
Chairperson
Planning and Zoning Commission
City of Groveport
655 Blacklick St
Groveport, OH 43125

RE: Groveport Road Freezer and Cold Storage Warehouse and Outparcel

Dear Mayor Westcamp:

As you know, Clous Road Partners and Sansone Group (hereinafter collectively "the Applicant") are proposing to rezone approximately ± 18.6 acres along Groveport Road just west of Saltzgaber Road from Rural (R) to Planned Industrial Park (PIP) zoning to support a development expected to contain two lots. Lot 1 (± 16.78 Ac) would contain a 212,000 SF industrial building to be constructed as a freezer and cold storage warehouse with attached office and related site improvements (drives, loading docks, parking lots, utilities, etc.). Lot 2 (± 1.86 Ac) would contain a smaller building than Lot 1 which would be identified in size and use in a separate application at a future date for Modification to the Final Development Plan for Lot 2.

Clous Road Partners and Sansone Group are committed to a successful project in Groveport. We want the City of Groveport to be proud of our investment and the jobs that the site is expected to support. We expect to invest approximately \$50,000,000 construct the freezer and cold storage warehouse and estimate that that portion of the development alone could support as many as ± 100 employees with an annual payroll of approximately $\pm \$5.6$ million. To see our investment plans through, however, we desire a partnership with the City of Groveport and that starts with listening to the Planning and Zoning Commission and taking some time to thoughtfully respond to the points raised at their meeting held on April 1, 2024. That is why I am writing you here, to assuage any lingering apprehension related to stormwater drainage and management.

It should be restated at the onset that Clous Road Partners and Sansone Group intend to provide adequate stormwater drainage and management for the development site. You may recall that a preliminary Stormwater Management Design Report was received by the City of Groveport and shared with the Franklin County Engineer several months ago. The Site Plan as shared with the Planning and Zoning Commission displayed set-aside area for a stormwater management detention basin that will receive runoff from the development site. The basin outlet is shown to discharge into a proposed storm sewer that would extend into and along the Saltzgaber Road right of way (to the north) and that would also extend east beyond Saltzgaber Road onto private property.



We were advised by the City that this concept must be presented to Madison Township and the office of the Franklin County Engineer for review, as ultimately the design and construction of offsite drainage improvements would need to be approved by these agencies since Saltzgaber Road is a township road in these areas. To date, both Madison Township and the office of the Franklin County Engineer have been engaged and the County's Drainage Engineer expressed that his comments on the preliminary Stormwater Management Design Report were "largely addressed", notwithstanding the underlying requirement that the concept is viable only if easements are secured from affected property owners.

As the Applicant, we understand that we are responsible to secure required easements for this concept to be successful as a valid outlet and are taking the necessary steps to put these instruments into place. We have had discussions with the homeowner and feel confident we will be able to secure this easement in the immediate future. Furthermore, we understand that the design and construction of off-site storm drainage system improvements must meet all aspects of Franklin County's drainage standards established for stormwater drainage systems.

Please accept this correspondence along with our new project submittal. Should you have any questions, please contact me at (513) 833-3122 or Max.Davis@clousrd.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Max Davis", written over a light blue horizontal line.

Max Davis
Director

CC: Mike Poirier, Director – Groveport Building and Zoning Department
Steve Farst – Groveport City Engineer
Michael Loges, Director – Groveport Department of Development

FINAL DEVELOPMENT PLAN FOR GROVEPORT COLD STORAGE WAREHOUSE

CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO
2024

<u>LOT 1 PARKING DATA</u>	
BUILDING SQUARE FOOTAGE:	212,000 Ft ² (5% OFFICE/95% WAREHOUSE)
BUILDING EMPLOYEES:	106 EMPLOYEES (1 EMPLOYEE PER 2,000 Ft ²)
NUMBER OF SPACES REQUIRED:	128 STALLS
+ 5% (1 SPOT PER 2000Ft ² OF BLDG)	53 STALLS
+ 95% [(1 SPOT PER 2 EMPLOYEES)]	53 STALLS
+ (1 SPOT PER 10,000Ft ² OF BLDG)	21.2 STALLS
NUMBER OF SPACES PROVIDED	134 (8 HANDICAP)
NUMBER OF LOADING SPACES REQUIRED:	26.7 SPOTS
+ 1 SPOT EVERY 10,000Ft ² OVER 10,000 Ft ²	20.2 STALLS
+ 1 SPOT FOR EVERY 25,000 Ft ² OVER 50,000Ft ²	6.5 STALLS
NUMBER OF LOADING SPACE PROVIDED:	48 SPOTS

SQUARE FOOTAGE OF SITE	787,565 FT ²
PERVIOUS AREA	227,498 FT ²
LOT 1	
BUILDING	212,000 FT ²
PARKING/SIDEWALK	214,751 FT ²
STORM WATER BASIN	47,045 FT ²
LOT 2	
85% IMPERVIOUS	86,271 FT ²
TOTAL IMPERVIOUS AREA	560,067 FT ²

1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. IN JANUARY 2019 AND JANUARY 2023
2. EXISTING UTILITY INFORMATION SHOWN PER SURVEY INFORMATION & DRAWING PLAN RECORDS.



WATERLINE: THERE IS AN EXISTING 20" WATER MAIN LOCATED ALONG THE SOUTH SIDE OF GROVEPORT ROAD.

SANITARY: PROPOSED 12" SANITARY SEWER MAIN EXTENSION ALONG THE NORTH SIDE OF GROVEPORT ROAD TO AN EXISTING 12" SANITARY SEWER MAIN LOCATED ON THE SOUTH SIDE OF GROVEPORT ROAD.

DRAINAGE: EXISTING DRAINAGE FLOWS BOTH WEST AND EAST. THE MAJORITY OF THE SITE WILL BE DEDICATED TO A PROPOSED RETENTION BASIN LOCATED AT THE SOUTHEAST CORNER OF THE SITE. THIS PROPOSED POND WILL OUTLET INTO A 24" DRAIN EXISTING 12" STORM PIPE ALONG SALTZGEBER ROAD THAT DRAINS NORTH 112 FT TO AN EXISTING 12" STORM PIPE SYSTEM THAT WILL BE REMOVED AND REPLACED WITH 2 x 24" STORM PIPES. FINAL DESIGN OF OFFSITE DRAINAGE IMPROVEMENTS WILL BE REVIEWED AND APPROVED BY THE FRANKLIN COUNTY DRAINAGE ENGINEER.

THE PUBLIC ROADWAY ADJACENT TO THE SITE WILL BE UPDATED PER THE APPROVED TRAFFIC STUDY.

GROVEPORT ROAD IMPROVEMENTS:

- CONSTRUCT A 245 FOOT (INCLUDING 50-FOOT DIVERGING TAPER) EASTBOUND LEFT TURN LANE @ ACCESS POINT #2.
- CONSTRUCT A 245 FOOT (INCLUDING 50-FOOT DIVERGING TAPER) WESTBOUND RIGHT TURN LANE @ ACCESS POINT #2.

CLOUS ROAD PARTNERS, LLC
7755 MONTGOMERY ROAD
CINCINNATI, OHIO 45236
PHONE: (513) 833-3122
CONTACT: MAX DAVIS
EMAIL: MAX.DAVIS@CLOUSRD.COM

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART
EMAIL: BBURKHART@CECINC.COM

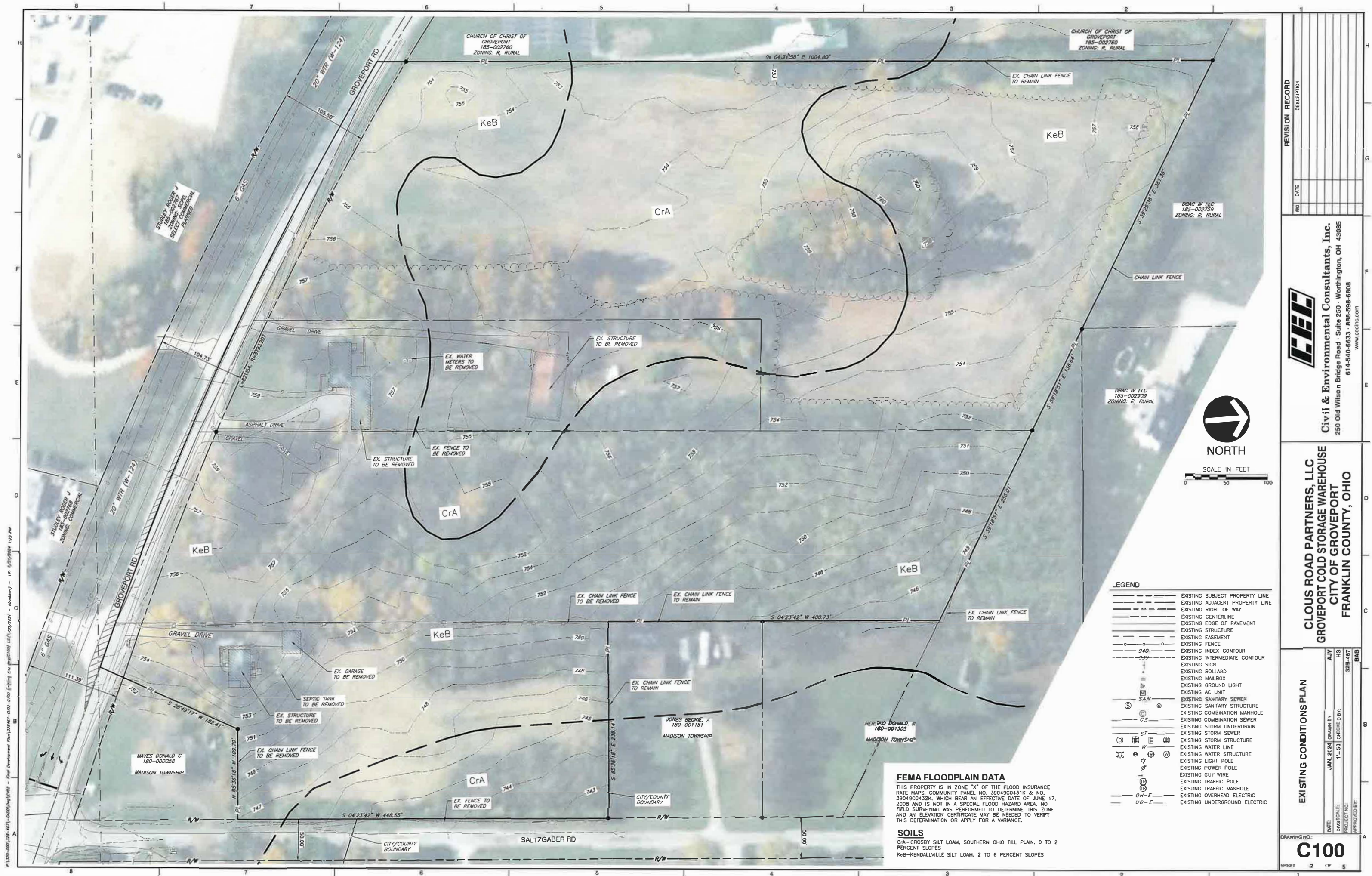
CEC

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085
614-540-6633 • 888-598-8808
www.cecinc.com

**CLOUD ROAD PARTNERS, LLC
GROVEPORT COLD STORAGE WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO**

DATE:	JAN. 2024	DRAWN BY:	ALT
BAR SCALE:	AS NOTED	CHECKED BY:	HS
PROJECT NO.:			328-467
APPROVED BY:			BAB

AVING NO:
C000
1 OF 5

[illegible]

CIVIL & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-5633 · 888-598-6808
www.cedinc.com

**SELECTED TRAINING, EEO
GROVEPORT COLD STORAGE WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO**

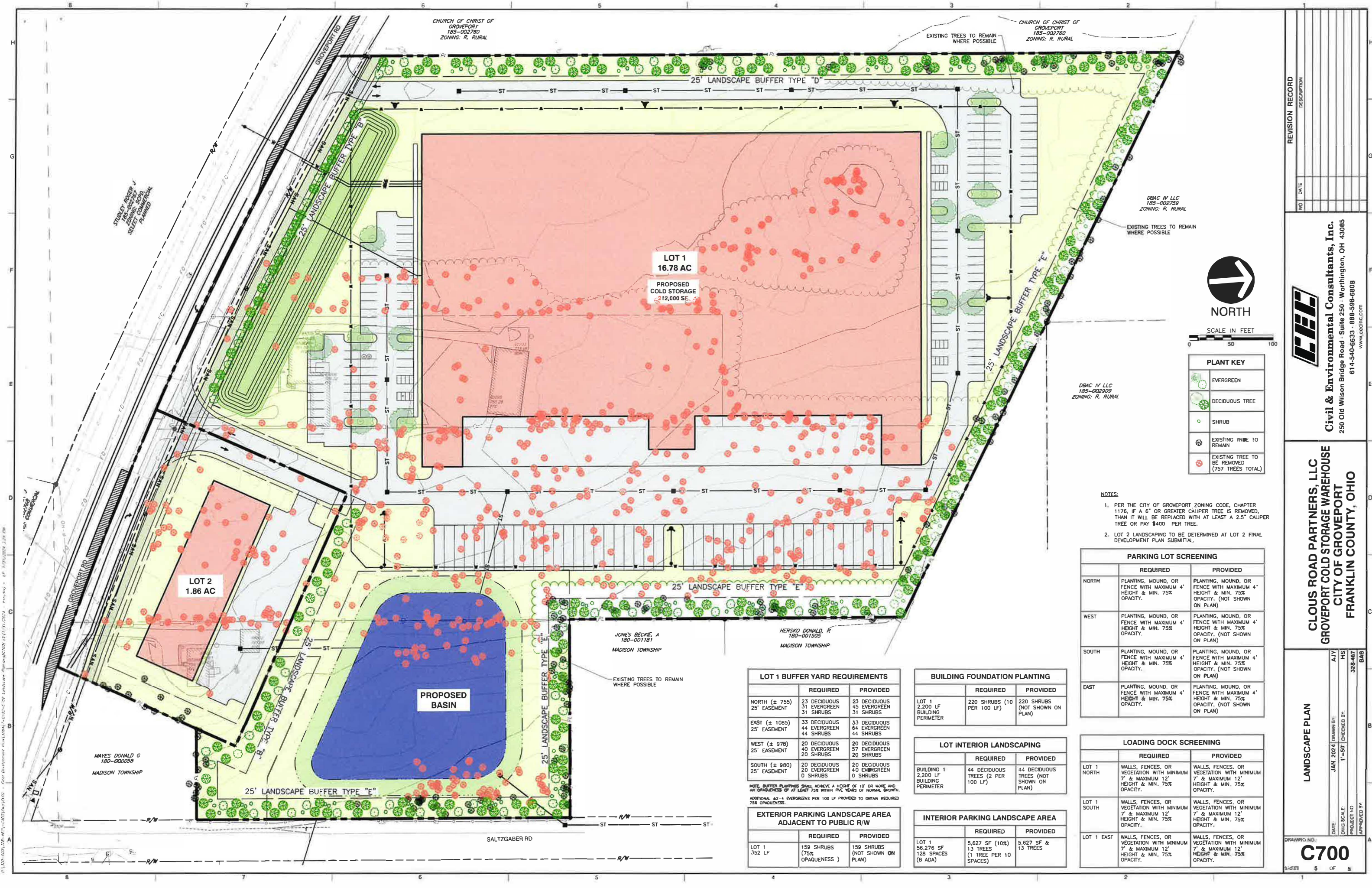
DATE	JAN. 2024	DRAWN BY	ALV
DWG SCALE	1"=50'	CHECKED BY	HS
PROJECT NO			32B-467
APPROVED BY			BAE

EXISTING CONDITIONS PLAN

WING NO.: _____

C100

ET 2 OF 5



PLANT KEY	
	EVERGREEN
	DECIDUOUS TREE
	SHRUB
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED (757 TREES TOTAL)

- NOTES:
- PER THE CITY OF GROVEPORT ZONING CODE, CHAPTER 1176, IF A 6" OR GREATER CALIPER TREE IS REMOVED, THAN IT WILL BE REPLACED WITH AT LEAST A 2.5" CALIPER TREE OR PAY \$400 PER TREE.
 - LOT 2 LANDSCAPING TO BE DETERMINED AT LOT 2 FINAL DEVELOPMENT PLAN SUBMITTAL.

PARKING LOT SCREENING		
	REQUIRED	PROVIDED
NORTH	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY.	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY. (NOT SHOWN ON PLAN)
WEST	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY.	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY. (NOT SHOWN ON PLAN)
SOUTH	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY.	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY. (NOT SHOWN ON PLAN)
EAST	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY.	PLANTING, MOUND, OR FENCE WITH MAXIMUM 4' HEIGHT & MIN. 75% OPACITY. (NOT SHOWN ON PLAN)

LOADING DOCK SCREENING		
	REQUIRED	PROVIDED
LOT 1 NORTH	WALLS, FENCES, OR VEGETATION WITH MINIMUM 7' & MAXIMUM 12' HEIGHT & MIN. 75% OPACITY.	WALLS, FENCES, OR VEGETATION WITH MINIMUM 7' & MAXIMUM 12' HEIGHT & MIN. 75% OPACITY.
LOT 1 SOUTH	WALLS, FENCES, OR VEGETATION WITH MINIMUM 7' & MAXIMUM 12' HEIGHT & MIN. 75% OPACITY.	WALLS, FENCES, OR VEGETATION WITH MINIMUM 7' & MAXIMUM 12' HEIGHT & MIN. 75% OPACITY.
LOT 1 EAST	WALLS, FENCES, OR VEGETATION WITH MINIMUM 7' & MAXIMUM 12' HEIGHT & MIN. 75% OPACITY.	WALLS, FENCES, OR VEGETATION WITH MINIMUM 7' & MAXIMUM 12' HEIGHT & MIN. 75% OPACITY.

LOT 1 BUFFER YARD REQUIREMENTS		
	REQUIRED	PROVIDED
NORTH (± 755) 25' EASEMENT	23 DECIDUOUS 31 EVERGREEN 31 SHRUBS	23 DECIDUOUS 45 EVERGREEN 31 SHRUBS
EAST (± 1085) 25' EASEMENT	33 DECIDUOUS 44 EVERGREEN 44 SHRUBS	33 DECIDUOUS 64 EVERGREEN 44 SHRUBS
WEST (± 978) 25' EASEMENT	20 DECIDUOUS 40 EVERGREEN 20 SHRUBS	20 DECIDUOUS 57 EVERGREEN 20 SHRUBS
SOUTH (± 980) 25' EASEMENT	20 DECIDUOUS 20 EVERGREEN 0 SHRUBS	20 DECIDUOUS 40 EVERGREEN 0 SHRUBS

NOTE: BUFFER PLANTINGS SHALL ACHIEVE A HEIGHT OF 10' OR MORE AND AN OPAQUENESS OF AT LEAST 75% WITHIN FIVE YEARS OF NORMAL GROWTH. ADDITIONAL ±2-4 EVERGREENS PER 100 LF PROVIDED TO OBTAIN REQUIRED 75% OPAQUENESS.

EXTERIOR PARKING LANDSCAPE AREA ADJACENT TO PUBLIC R/W		
	REQUIRED	PROVIDED
LOT 1 352 LF	159 SHRUBS (75% OPAQUENESS)	159 SHRUBS (NOT SHOWN ON PLAN)

BUILDING FOUNDATION PLANTING		
	REQUIRED	PROVIDED
LOT 1 2,200 LF BUILDING PERIMETER	220 SHRUBS (10 PER 100 LF)	220 SHRUBS (NOT SHOWN ON PLAN)

LOT INTERIOR LANDSCAPING		
	REQUIRED	PROVIDED
BUILDING 1 2,200 LF BUILDING PERIMETER	44 DECIDUOUS TREES (2 PER 100 LF)	44 DECIDUOUS TREES (NOT SHOWN ON PLAN)

INTERIOR PARKING LANDSCAPE AREA		
	REQUIRED	PROVIDED
LOT 1 56,276 SF 128 SPACES (8 ADA)	5,627 SF (10%) 13 TREES (1 TREE PER 10 SPACES)	5,627 SF & 13 TREES

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085

614-540-6633 - 888-598-6808

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CLOUD ROAD PARTNERS, LLC

GROVEPORT COLD STORAGE WAREHOUSE

CITY OF GROVEPORT

FRANKLIN COUNTY, OHIO

LANDSCAPE PLAN

JAN 2024 DRAWN BY: ALJ

1"=50' CHECKED BY: HS

DATE SCALE: PROJECT NO: 328-487

APPROVED BY: BAB

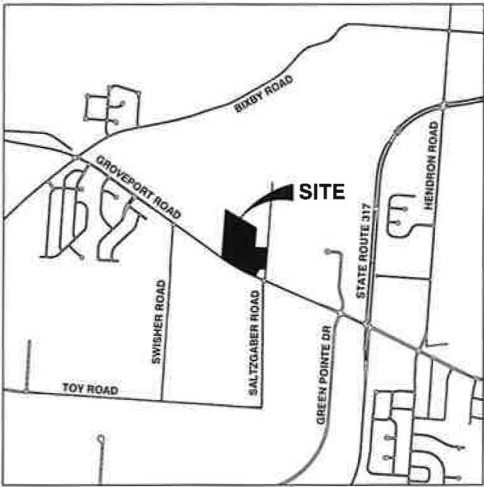
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SHEET 5 OF 5

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ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, TOWNSHIP OF MADISON,
SECTION 20, TOWNSHIP 11, RANGE 21,
CONGRESS LANDS.



VICINITY MAP
SCALE: 1"=2,000'

LEGAL DESCRIPTION (ROGER J. STUDLEY, TRUSTEE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF GROVEPORT AND DESCRIBED AS FOLLOWS:

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS AND A PART OF LOT 3 SET OFF TO CHRISTIAN S. HERR AS HIS DOWER IN THE PARTITION OF SUSAN HERR'S REAL ESTATE AND A PART OF THAT 123.73 ACRE TRACT OF LAND CONVEYED BY BEATRICE BOWERS TO BERTHA M. BATES BY DEED RECORDED IN D.B. 1182, PAGE 104 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE GROVEPORT ROAD AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED DECEMBER 15, 1941 TO CLIFFORD H. JAMES, WHICH POINT IS 1053.13 FEET FROM THE SOUTHEAST CORNER OF 128.73 ACRE TRACT OF LAND CONVEYED TO BEATRICE BOWERS BY DEED RECORDED IN D.B. 1174, PAGE 483,

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID GROVEPORT ROAD 125.87 FEET TO A POINT;

THENCE CONTINUING WITH THE CENTER LINE OF SAID ROAD 124.13 FEET TO A POINT;

THENCE NORTH 3 DEG. 45' EAST 1008.98 FEET TO A POINT;

THENCE SOUTH 59 DEG. 30' EAST 256.79 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID TRACT OF LAND THAT DAY CONVEYED TO CLIFFORD H. JAMES;

THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID CLIFFORD H. JAMES TRACT TO THE PLACE OF BEGINNING, CONTAINING 5.26 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY IS KNOWN AS LOT 5 ON THE PROPOSED PLAT OF GROVEPORT HEIGHTS ADDITION.

PARCEL 2:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE CITY OF GROVEPORT:

BEING THE FOLLOWING REAL ESTATE SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE TOWNSHIP OF MADISON, AND BOUNDED AND DESCRIBED AS FOLLOWS:

AND BEING A PART OF THE SOUTHWEST QUARTER OF SEC. 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS AND A PART OF LOT 3 SET OFF TO CHRISTIAN S. HERR AS HIS DOWER IN THE PARTITION OF SUSAN HERR'S REAL ESTATE AND A PART OF THAT 128.73 ACRE TRACT OF LAND CONVEYED TO BERTHA H. BATES, BY DEED RECORDED IN D.B. 1182, PAGE 104, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE GROVEPORT ROAD, WHICH POINT IS 803.13 FEET FROM THE SOUTHEAST CORNER OF THE 138.73 ACRES OF LAND CONVEYED TO BEATRICE BOWEN BY DEED D.B. 1174, PAGE 483

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SAID GROVEPORT ROAD, 250 FEET TO A POINT;

THENCE NORTH 3° 45' EAST 991.80 FEET TO A POINT;

THENCE SOUTH 59° 30' EAST 263.5 FEET TO A POINT IN THE WEST LINE OF SALTZGABER ROAD;

THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID ROAD TO THE PLACE OF BEGINNING, CONTAINING 5.26 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY IS KNOWN AS LOT FOUR (4) ON THE PROPOSED PLAT OF GROVEPORT HEIGHTS ADDITION.

EXCEPTING THEREFROM 0.691 ACRES OF LAND CONVEYED TO STANLEY L. SEYMOUR AND BEULAH E. SEYMOUR BY DEED, D.B. 1880, PAGE 130, RECORDER'S OFFICE, AND;

BEGINNING AT A POINT IN THE CENTERLINE OF GROVEPORT PIKE, THE SAME POINT BEING 803.13 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 128.73 ACRE TRACT;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE CENTER LINE OF SAID GROVEPORT PIKE, 195.56 FEET TO A POINT;

THENCE N. 31° 01' EAST 182.71 FEET TO AN IRON PIN, PASSING AN IRON PIN ON LINE AT 30.14 FEET;

THENCE S. 86° 15' E. 109.10 FEET TO AN IRON PIN IN THE WESTERLY RIGHT-OF-WAY LINE OF SALTZGABER ROAD;

THENCE S. 3° 45' W. 228.88 FEET TO THE PLACE OF BEGINNING PASSING AN IRON PIN ON LINE IN THE NORTHERLY LINE OF GROVEPORT PIKE AT 190.60 FEET, CONTAINING 0.691 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OR RESTRICTIONS SHOWN OF RECORD, ALSO SUBJECT TO ALL LEGAL HIGHWAYS.

FURTHER EXCEPTING THEREFROM 1.0 ACRES OF LAND CONVEYED TO ROBERT C. SMITH AND VIRGINIA A. SMITH BY DEED, D.B. 1937, PAGE 189, RECORDER'S OFFICE AND;

BEGINNING AT AN IRON PIN SET IN THE WEST LINE OF SALTZGABER ROAD, WHICH IRON PIN BEARS S. 3° 45' W. 96.80 FEET (MEASURED ALONG THE WEST LINE OF SAID SALTZGABER ROAD) FROM AN IRON PIN REPRESENTING THE NORTHEAST CORNER OF SAID EDITH L. JAMES TRACT AND THE SOUTHEAST CORNER OF THE SEWELL C. WOOD 8.05 ACRE TRACT (D.B. 1223, PG. 94);

THENCE S. 3° 45' W. (AND ALONG THE WEST LINE OF THE SAID SALTZGABER ROAD) 186.28 FEET, TO AN IRON PIN, WHICH LAST SAID IRON PIN ALSO BEARS N. 3° 45' E. (MEASURED ALONG THE WEST LINE OF SAID SALTZGABER ROAD), 448.92 FEET FROM AN IRON PIN REPRESENTING THE NORTHEAST CORNER OF THE S.L. & B.E. SEYMOUR 0.691 ACRE TRACT (D.B. 1880, PG. 130);

THENCE N. 86° 15' W. 238.14 FEET TO AN IRON PIN SET IN THE WEST LINE OF SAID JAMES TRACT;

THENCE N. 3° 45' E. (AND ALONG THE NORTH LINE OF SAID JAMES TRACT) 186.28 FEET TO AN IRON PIN;

THENCE S. 86° 15' E. 238.14 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRE, SUBJECT HOWEVER TO ALL HIGHWAYS AND EASEMENTS OF RECORD.

FURTHER EXCEPTING .837 ACRES OF LAND CONVEYED TO WILBUR AND KATHLEEN WALRAVEN BY D.B. 1396, PAGE 103, RECORDER'S OFFICE, AND

BEGINNING AT AN IRON PIN SET IN THE WEST LINE OF SALTZGABER ROAD, WHICH PIN BEARS S. 3° 45' W., WHICH SAID PIN REPRESENTS THE NORTHEAST CORNER OF SAID CLIFFORD H. JAMES TRACT AND THE SOUTHEAST CORNER OF THE SEWELL C. WOOD 8.05 ACRE TRACT (D.B. 1223, PAGE 94);

THENCE S. 3° 45' W. (AND ALONG THE WEST LINE OF THE SAID SALTZGABER ROAD) 96.80 FEET TO AN IRON PIN REPRESENTING THE NORTHEAST CORNER OF THE ROBERT C. SMITH AND VIRGINIA A. SMITH 1.00 ACRE TRACT (D.B. 1937, PAGE 189), WHICH SAID LAST IRON PIN BEARS S. 3° 45' W. (MEASURED ALONG THE WEST LINE OF SALTZGABER ROAD) 635.20 FEET FROM AN IRON PIN REPRESENTING THE NORTHEAST CORNER OF THE S.D. & B.E. SEYMOUR 0.691 ACRE TRACT (D.B. 1880, PG. 130);

THENCE N. 86° 15' W. 238.14 FEET TO THE WEST LINE OF THE SAID JAMES TRACT TO AN IRON PIN, WHICH LAST IRON PIN REPRESENTS THE NORTHWEST CORNER OF THE ROBERT C. SMITH AND VIRGINIA A. SMITH 1.00 ACRE TRACT;

THENCE N. 3° 45' E. 209.60 FEET TO AN IRON PIN, SET IN THE SOUTH LINE OF THE SAID SEWELL C. WOOD 8.05 ACRE TRACT, WHICH SAID LAST IRON PIN REPRESENTS THE NORTHWEST CORNER OF THE SAID JAMES TRACT;

THENCE S. 59° 30' E. 263.50 FEET TO THE PLACE OF BEGINNING, CONTAINING .837 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL HIGHWAYS AND EASEMENTS OF RECORD.

ALTA / NSPS TABLE A ITEMS:

1) MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. AS SHOWN.

2) ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. 5600, 5610 & 5620 GROVEPORT ROAD, GROVEPORT, OH 43125.

3) FLOOD ZONE CLASSIFICATION:
THE PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP:
MAP NUMBER: 39049C0431K
MAP REVISED: JUNE 17, 2008.

4) GROSS LAND AREA: 18.641 ACRES.

6(a) CURRENT ZONING: NO ZONING REPORT PROVIDED BY CLIENT.
CLASSIFICATION:
SETBACKS:
HEIGHT:
FLOOR SPACE AREA RESTRICTIONS:
PARKING REQUIREMENTS:

6(b) SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY: NO ZONING REPORT PROVIDED BY CLIENT.

7(a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. AS SHOWN.
(b)(1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. AS SHOWN.
(c) MEASURED HEIGHT OF ALL BUILDINGS. AS SHOWN.

8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. AS SHOWN.

9) NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. THERE ARE NO DESIGNATED PARKING SPACES ON THE SURVEYED PROPERTY.

11(c) EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (PLANS AND/OR REPORTS PROVIDED BY THE CLIENT).

UTILITIES ARE DEPICTED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA PUBLICATION C/ASCE 38-02. ALL UTILITIES ARE DEPICTED AT QUALITY LEVEL C (QL-C) UNLESS OTHERWISE NOTED.

ASCE SUBSURFACE UTILITY DEPICTION:

QL-A PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITY.

QL-B INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITY (B11) MARKED.

QL-C INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES.

QL-D INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

13) NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. AS SHOWN.

14) AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET:
SUBJECT PARCEL IS 196± FEET FROM THE INTERSECTION OF GROVEPORT ROAD AND SALTZGABER ROAD.

16) THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17) THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18) ANY PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE AS SHOWN.

SURVEYOR'S NOTES:

1) FIELD WORK PERFORMED IN JANUARY 2023.

2) THIS SURVEY REPRESENTS THE SAME PARCEL AS DESCRIBED IN THE TITLE COMMITMENT SHOWN ON THIS SURVEY.

3) THE SUBJECT PARCEL HAS DIRECT PHYSICAL ACCESS TO GROVEPORT ROAD AND SALTZGABER ROAD, PUBLICLY DEDICATED ROADWAYS.

4) THE SUBJECT PARCEL IS CONTIGUOUS ALONG IT'S COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON NORTH 07°27'46" WEST FOR THE CENTERLINE OF GROVEPORT ROAD BASED ON FIELD OBSERVATIONS PERFORMED IN MARCH 2021 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK OBSERVATIONS, CALCULATED USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE.

IRON PINS

ALL IRON PINS SET ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH YELLOW PLASTIC CAP BEARING THE NAME "CEC INC."

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR IN THE STATE OF OHIO CERTIFIES TO:

(I) COMO DEVELOPMENT LLC
(II) FIRST AMERICAN TITLE INSURANCE COMPANY
(III) WFG NATIONAL TITLE INSURANCE COMPANY
(IV) CARDINAL TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: JANUARY 24, 2023.

DATE OF PLAT

DARRELL B. PLUMMER, P.S.
OHIO REGISTRATION/LICENSE NO. 7595

REVISION RECORD

DESCRIPTION

NO DATE



Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085

614-540-6633 • 888-598-6808

WWW.CECINC.COM

CLOUD ROAD PARTNERS LLC
5600, 5610 & 5620 GROVEPORT RD.
GROVEPORT, OH 43125

ALTA/NSPS
LAND TITLE SURVEY

DATE: FEBRUARY 2023 DRAWN BY: DRP

DWG SCALE: N/A CHECKED BY: JLV

PROJECT NO: 328-467

APPROVED BY:

DRAWING NO.:

ALTA

SHEET 1 OF 3

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ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, TOWNSHIP OF MADISON,
SECTION 20, TOWNSHIP 11, RANGE 21,
CONGRESS LANDS.

LEGAL DESCRIPTION (ROGER J. STUDLEY, TRUSTEE - CONTINUED)

PARCEL 3:

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVEPORT, (FORMERLY TOWNSHIP OF MADISON), SECTION 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, AND BEING A PART OF 10.29 ACRE TRACT DECEDED TO JOHN AND MARY M. BELCHER, IN DEED BOOK 1223, PAGE 185, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE INTERSECTION OF THE CENTERLINE OF GROVEPORT ROAD WITH THE WESTERLY LINE OF SAID SECTION 20;

THENCE ALONG THE CENTERLINE OF SAID GROVEPORT ROAD, SOUTH 54° 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,181.47 FEET TO A SPIKE AT A POINT OF CURVE;

THENCE ALONG THE CENTERLINE OF SAID GROVEPORT ROAD AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3,819.71 FEET, A CHORD WHICH BEARS SOUTH 54° 55 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 55.96 FEET TO A SPIKE IN THE WESTERLY LINE OF SAID 10.29 ACRE TRACT PRODUCED SOUTHERLY;

THENCE ALONG WESTERLY LINE OF SAID 10.29 ACRE TRACT PRODUCED SOUTHERLY, NORTH 4° 05 MINUTES EAST, A DISTANCE OF 7.97 FEET TO A SPIKE AT THE SOUTHWESTERLY CORNER OF SAID 10.29 ACRE TRACT AND AT THE SOUTHEASTERLY CORNER OF THE C.C. KENNAW 4.84 ACRE TRACT, (DEED BOOK 3121, PAGE 282), AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE WESTERLY LINE OF SAID 10.29 ACRE TRACT AND ALONG THE EASTERLY LINE OF SAID 4.84 ACRE TRACT, NORTH 4° 05 MINUTES WEST (PASSING AN IRON PIN ON LINE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GROVEPORT ROAD AT 26.92 FEET, SAID LAST DESCRIBED IRON PIN BEING IN A LINE 30 FEET, MEASURED RADIAL NORTHERLY OF THE CENTERLINE OF SAID GROVEPORT ROAD), A TOTAL DISTANCE OF 1,004.8 FEET TO A FOUND IRON PIN AT THE NORTHWESTERLY CORNER OF SAID 10.29 ACRE TRACT AND AT THE NORTHWESTERLY CORNER OF SAID 4.84 ACRE TRACT AND IN THE SOUTHERLY LINE OF THE M.G. JOHNSON 19.114 ACRE TRACT (DEED BOOK 3115, PAGE 291);

THENCE ALONG THE NORTHERLY LINE OF SAID 10.29 ACRE TRACT AND ALONG THE SOUTHERLY LINE OF SAID 19.114 ACRE TRACT AND ALONG THE SOUTHERLY LINE OF THE J. P. BOLTON 1.983 ACRE TRACT (DEED BOOK 2303, PAGE 662), SOUTH 59° 52 MINUTES EAST, A DISTANCE OF 497.91 FEET TO A FOUND IRON PIN AT THE NORTHEASTERLY CORNER OF SAID 10.29 ACRE TRACT AND AT THE NORTHWESTERLY CORNER OF THE J.R. WILLIAMS 5.26 ACRE TRACT (DEED BOOK 1947, PAGE 162);

THENCE ALONG THE EASTERLY LINE OF SAID 10.29 ACRE TRACT AND ALONG THE WESTERLY LINE OF SAID 5.26 ACRE TRACT, SOUTH 4° 03 MINUTES WEST, A DISTANCE OF 329.45 FEET TO AN IRON PIN, SAID LAST DESCRIBED IRON PIN BEING NORTH 4° 03 MINUTES EAST, A DISTANCE OF 679.53 FEET FROM A SPIKE AT THE SOUTHEASTERLY CORNER OF SAID 10.29 ACRE TRACT;

THENCE ACROSS SAID 10.29 ACRE TRACT, NORTH 85° 57 MINUTES WEST, A DISTANCE 134.74 FEET TO AN IRON PIN;

THENCE ACROSS SAID 10.29 ACRE TRACT, AND ALONG A LINE PARALLEL TO THE EASTERLY LINE OF SAID 10.29 ACRE TRACT, SOUTH 4° 03 MINUTES WEST, PASSING AN IRON PIN ON LINE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GROVEPORT ROAD AT 597.25 FEET, SAID LAST DESCRIBED IRON PIN BEING IN A LINE 30 FEET MEASURED RADIAL NORTHERLY OF THE CENTERLINE OF SAID GROVEPORT ROAD, A TOTAL DISTANCE OF 613.62 FEET TO AN IRON PIN IN THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, SAID LAST DESCRIBED IRON PIN BEING NORTH 4° 03 MINUTES EAST, A DISTANCE OF 16.84 FEET FROM A SPIKE IN THE CENTERLINE OF SAID GROVEPORT ROAD, SAID LAST DESCRIBED IRON PIN BEING NORTH 59° 53 MINUTES WEST ALONG THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, A DISTANCE OF 150.0 FEET FROM A SPIKE AT THE SOUTHEASTERLY CORNER OF SAID 10.29 ACRE TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, NORTH 59° 53 MINUTES WEST, A DISTANCE OF 308.3 FEET TO A SPIKE AT AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, NORTH 54° 55 MINUTES WEST, A DISTANCE OF 42.13 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.364 ACRES, SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS AND EASEMENTS AND RESTRICTIONS AND LEASES AND AGREEMENTS OF RECORD AND OF PUBLIC RECORDS IN UTILITY OFFICES, AND ALL BEARINGS USED ARE FOR THE DETERMINATION OF ANGLES ONLY.

LEGAL DESCRIPTION (DAVID H. ARLINGTON AND DAWN A. ARLINGTON)

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON, SECTION 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, AND BEING A PART OF THE 10.29 ACRE TRACT DECEDED TO JOHN AND MARY M. BELCHER IN DEED BOOK 1223, PAGE 85 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN GROVEPORT ROAD, SET AT THE SOUTHEAST CORNER OF THE SAID 10.29 ACRE TRACT, SAID SPIKE ALSO BEING THE SOUTHWEST CORNER OF THE J.R. WILLIAMS 5.26 ACRE TRACT (DEED BOOK 1947, PAGE 162);

THENCE, NORTH 59 DEGREES 53 MINUTES WEST, ALONG THE SOUTHERLY LINE OF THE SAID 10.29 ACRE TRACT, A DISTANCE OF 150.00 FEET TO AN IRON PIN;

THENCE, NORTH 4 DEGREES 03 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF THE SAID 10.29 ACRE TRACT, PASSING AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY LINE OF GROVEPORT ROAD AT A DISTANCE OF 16.37 FEET, A TOTAL DISTANCE OF 613.62 FEET TO AN IRON PIN;

THENCE, SOUTH 85 DEGREES 57 MINUTES EAST, ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 134.74 FEET TO AN IRON PIN SET IN THE EAST LINE OF THE SAID 10.29 ACRE TRACT AND THE WEST LINE OF THE SAID WILLIAMS 5.26 ACRE TRACT;

THENCE, SOUTH 4 DEGREES 03 MINUTES WEST, ALONG THE EAST LINE OF THE SAID 10.29 ACRE TRACT AND THE WEST LINE OF THE SAID 5.26 ACRE TRACT, PASSING AN IRON PIN IN THE NORTHERLY RIGHT-OF-WAY LINE OF GROVEPORT ROAD AT A DISTANCE OF 630.32 FEET, A TOTAL DISTANCE OF 879.53 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.00 ACRE TRACT, SUBJECT HOWEVER TO THE FOLLOWING DESCRIBED EASEMENT FOR ROADWAY PURPOSES:

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF MADISON, SECTION 20, TOWNSHIP 11, RANGE 21, CONGRESS LANDS, AND BEING A PART OF THE 10.29 ACRE TRACT DECEDED TO JOHN AND MARY M. BELCHER IN DEED BOOK 1223, PAGE 85, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE AT THE SOUTHEAST CORNER OF THE SAID 10.29 ACRE TRACT, SAID SPIKE BEING LOCATED NORTH 4 DEGREES 03 MINUTES EAST, A DISTANCE OF 11.42 FEET, (MEASURED ALONG THE EAST LINE OF SAID 10.29 ACRE TRACT PRODUCED SOUTHERLY), FROM THE INTERSECTION OF SAID EAST LINE PRODUCED WITH THE CENTERLINE OF GROVEPORT ROAD;

THENCE, NORTH 59 DEGREES 53 MINUTES WEST, ALONG THE SOUTHERLY LINE OF SAID 10.29 ACRE TRACT, A DISTANCE OF 150.00 FEET TO AN IRON PIN;

THENCE, NORTH 4 DEGREES 03 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID 10.29 ACRE TRACT, A DISTANCE OF 16.37 FEET TO AN IRON PIN, SAID PIN BEING IN A LINE 30.0 FEET MEASURED RADIAL NORTHERLY OF THE CENTERLINE OF SAID GROVEPORT ROAD;

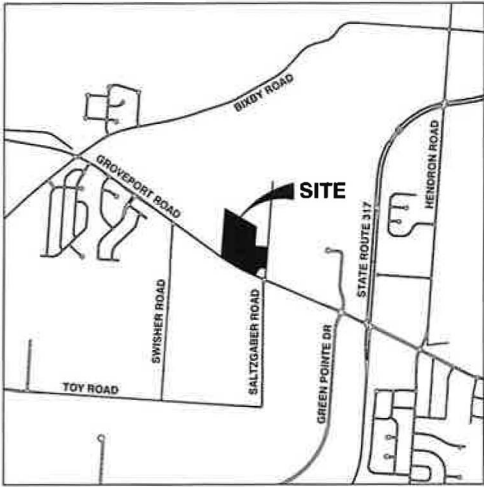
THENCE, ALONG A CURVE TO THE LEFT, SAID CURVE BEING 30.0 FEET MEASURED RADIAL NORTHERLY OF THE CENTERLINE OF SAID GROVEPORT ROAD, AND HAVING A RADIUS OF 3789.71 FEET, A DELTA ANGLE OF 2 DEGREES 14 MINUTES 12 SECONDS, A TANGENT OF 73.98 FEET, AN ARC DISTANCE OF 147.95 FEET, A LONG CHORD BEARING SOUTH 61 DEGREES 34 MINUTES 04 SECONDS EAST, A CHORD DISTANCE OF 147.94 FEET TO AN IRON PIN IN THE EAST LINE OF SAID 10.29 ACRE TRACT;

THENCE, SOUTH 4 DEGREES 03 MINUTES WEST, ALONG THE EAST LINE OF SAID 10.29 ACRE TRACT, A DISTANCE OF 21.21 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.058 ACRES OF LAND, SUBJECT HOWEVER TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND OF RECORD IN RESPECTIVE UTILITY OFFICES.

FOR INFORMATION ONLY: PARCEL NO. 180-000921-00

BEING THE SAME PROPERTY CONVEYED TO DAVID H. ARLINGTON AND DAWN A. ARLINGTON, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM BY SURVIVORSHIP DEED FROM SHARON M. GROSS AKA SHARON GROSS, UNMARRIED OF RECORD AS (BOOK) 16379 / (PAGE) JO3 IN THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, OHIO, DATED JANUARY 11, 1991 AND RECORDED ON JANUARY 16, 1991.

BEING ALSO KNOWN AS 5600 GROVEPORT ROAD, GROVEPORT, OH 43125



VICINITY MAP
SCALE: 1"=2,000'

SCHEDULE B - PART II (ROGER J. STUDLEY, TRUSTEE):

BASED UPON TITLE COMMITMENT FILE NO: NCS-1132261-COL, FIRST AMERICAN TITLE INSURANCE COMPANY
EFFECTIVE DATE: JANUARY 27, 2023 AT 7:30 AM

ITEMS 1-11 & 14-18 ARE NOT SURVEY RELATED.

12. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT FOR HIGHWAY PURPOSES RECORDED ON APRIL 02, 1971, AS DOCUMENT NO. VOL 3128, PAGE 436. LOCATED ON THE ADJOINING DAVID H. ARLINGTON AND DAWN A. ARLINGTON PROPERTY. DOES NOT AFFECT.

13. EASEMENT AS DISCLOSED IN DOCUMENT RECORDED IN/AS VOL 1225, PAGE 387. ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

SCHEDULE B - PART II (DAVID H. ARLINGTON AND DAWN A. ARLINGTON):

BASED UPON TITLE COMMITMENT FILE NO: 2235282OH-A, WFG NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: DECEMBER 06, 2022 AT 07:00 AM

ITEMS 1-15 ARE NOT SURVEY RELATED.

ITEM NOT LISTED ON TITLE COMMITMENT: HIGHWAY EASEMENT, VOL 3128, PAGE 436.



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-5533 • 888-598-6808
www.cecinc.com

CLOUD ROAD PARTNERS LLC
5600, 5610 & 5620 GROVEPORT RD.
GROVEPORT, OH 43125

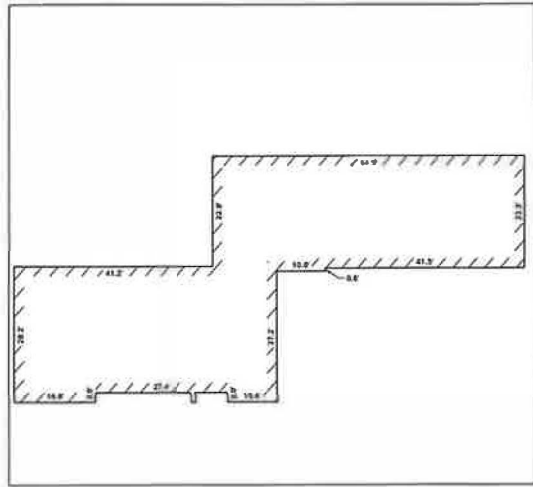
ALTA/NSPS
LAND TITLE SURVEY

DRAWING NO: 180-000921-00
DATE: FEBRUARY 2023
DRAWN BY: N/A
CHECKED BY: N/A
PROJECT NO: 328-467
APPROVED BY: N/A

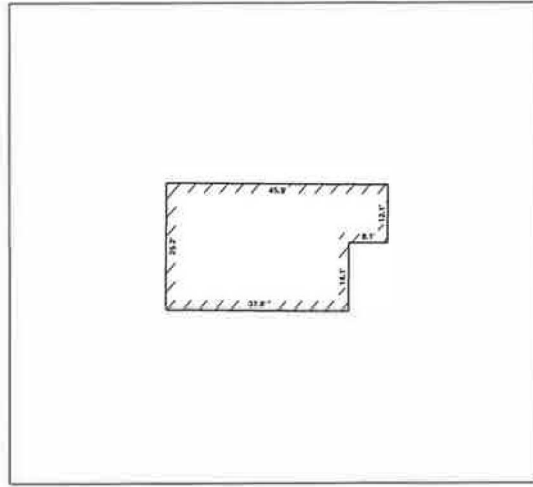
ALTA

SHEET 2 OF 3

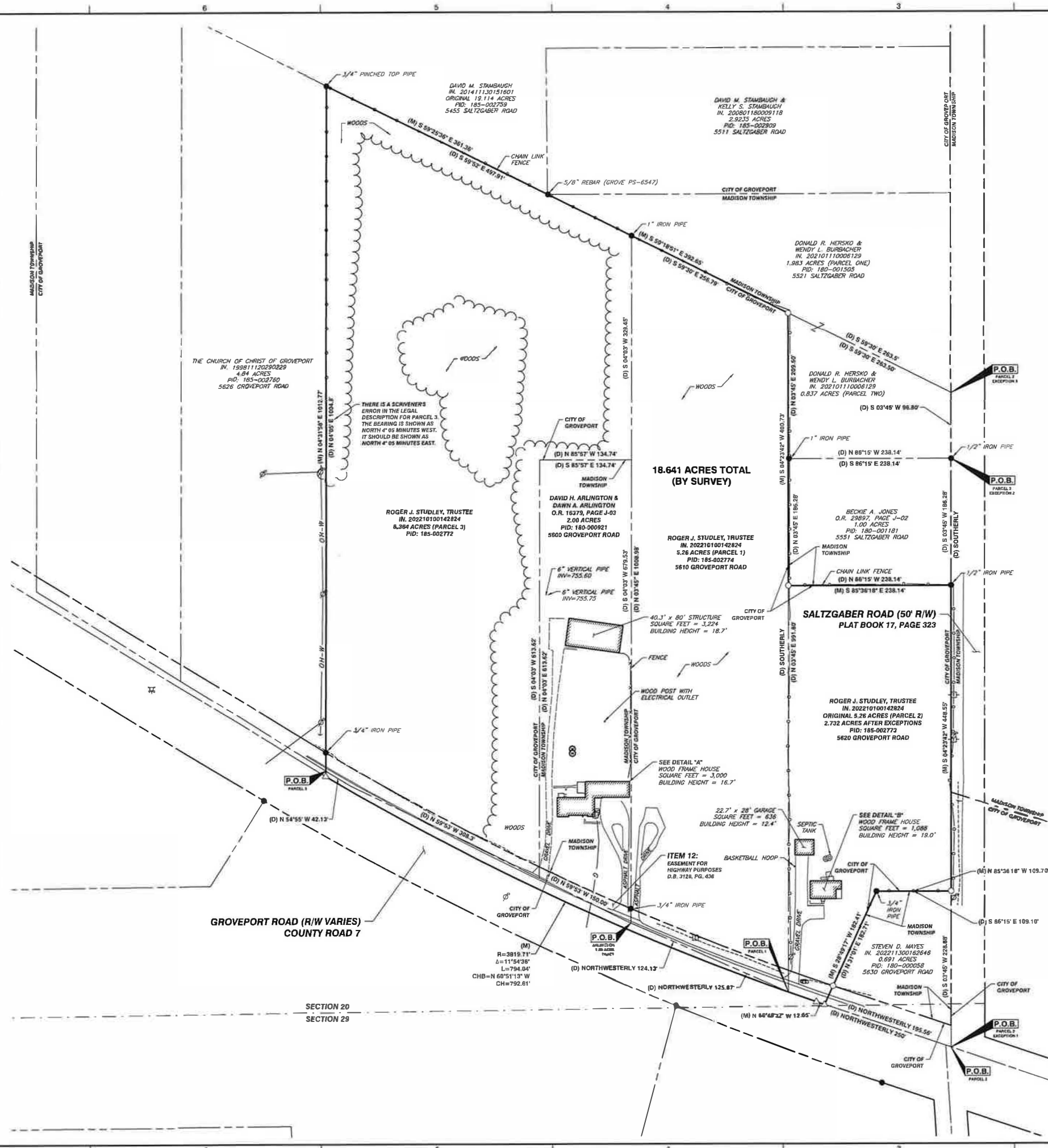
C:\Users\jplumme\Documents\Engineering\MapInfo\138-467\138-467.dwg [J] 15/02/2023 8:08 AM -- LP: 2/9/2023 8:08 AM



DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'



- EXISTING LEGEND:**
- FIRE HYDRANT
 - WATER WELL
 - GAS METER
 - POWER POLE
 - TELEPHONE PEDESTAL
 - MAILBOX
 - GUY WIRE
 - SIGN
 - AIR CONDITIONER
 - IRON PIPE FD, AS IDENTIFIED
 - REBAR FD, AS IDENTIFIED
 - REBAR SET & CAP
 - MAG NAIL SET
 - MAG NAIL OR RR SPIKE FOUND
 - DEED CALL
 - MEASURED CALL
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING ROAD CENTERLINE
 - EXISTING EASEMENT
 - EXISTING SANITARY SEWER LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING OVERHEAD LINE



SCALE IN FEET
0 100' 200'

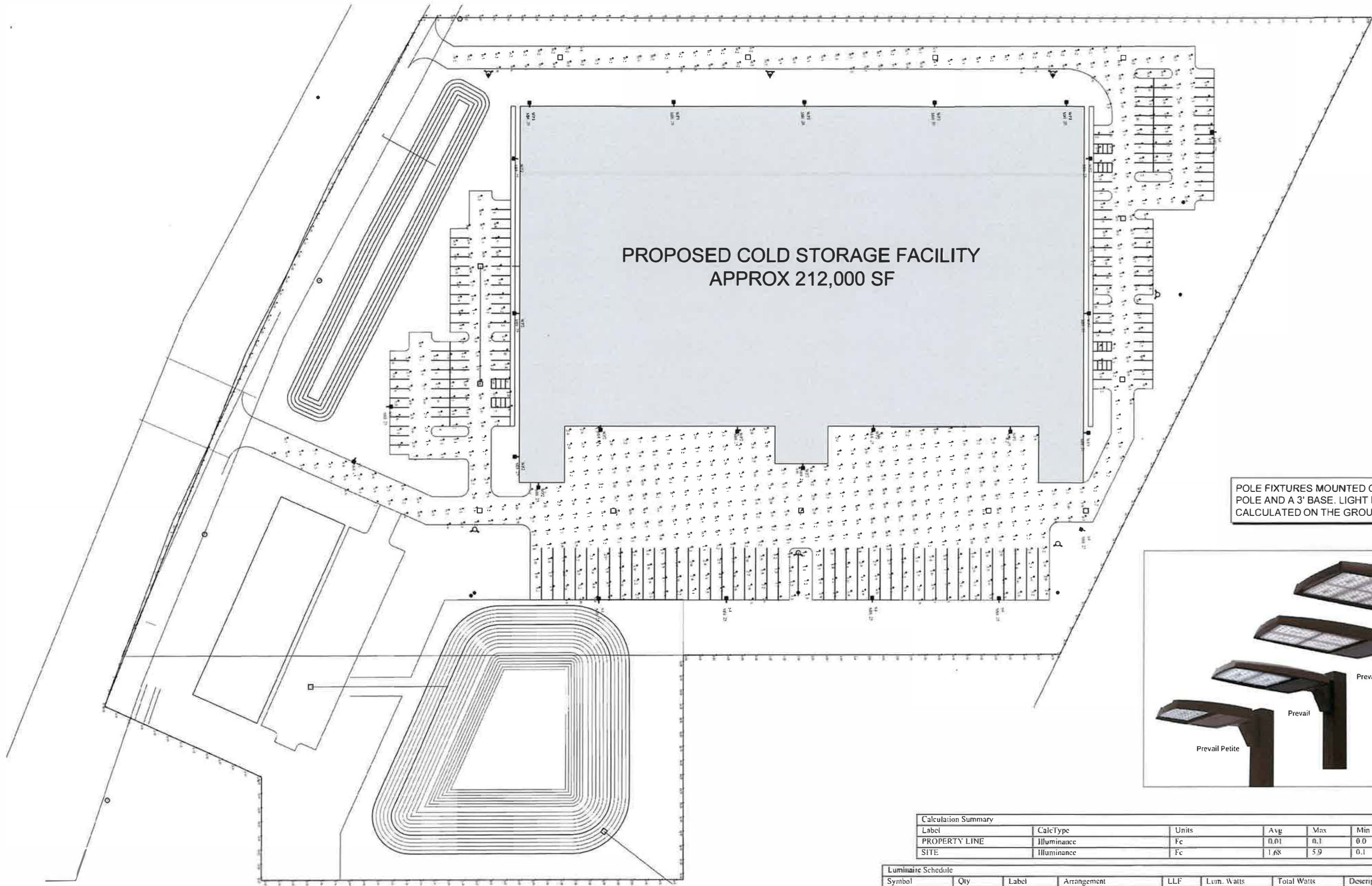
REVISION RECORD	
NO.	DATE

Civil & Environmental Consultants, Inc.
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614-540-6533 · 888-598-6808
www.celcinc.com

CLOUS ROAD PARTNERS LLC
5600, 5610 & 5620 GROVEPORT RD.
GROVEPORT, OH 43125

DATE	FEBRUARY 2023	DRAWN BY:	DBP
DWG. SCALE:	1" = 80'	CHECKED BY:	JLV
PROJECT NO.:	138-467	APPROVED BY:	328-467
DRAWING NO.:			
SHEET	3	OF	3

ALTA



POLE FIXTURES MOUNTED ON 22' POLE AND A 3' BASE. LIGHT LEVEL IS CALCULATED ON THE GROUND



Calculation Summary								
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	
PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.	
SITE	Illuminance	Fc	1.68	5.9	0.1	16.8	59.0	

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	1	S3	SINGLE	0.900	303	303	PRV-XL-PA-B-740-U-T3-HSS
	7	S4	SINGLE	0.900	303	2121	PRV-XL-PA-B-740-U-T4W-HSS
	1	WP1	SINGLE	0.900	172	172	PRV-XL-PA3A-740-U-T2U-WALL MOUNT
	11	WP2	SINGLE	0.900	172	1892	PRV-XL-PA3A-740-U-T4W
	5	WP3	SINGLE	0.900	54	270	PRV-PA1A-740-U-T4W

GROVEPORT COLD STORAGE FACILITY

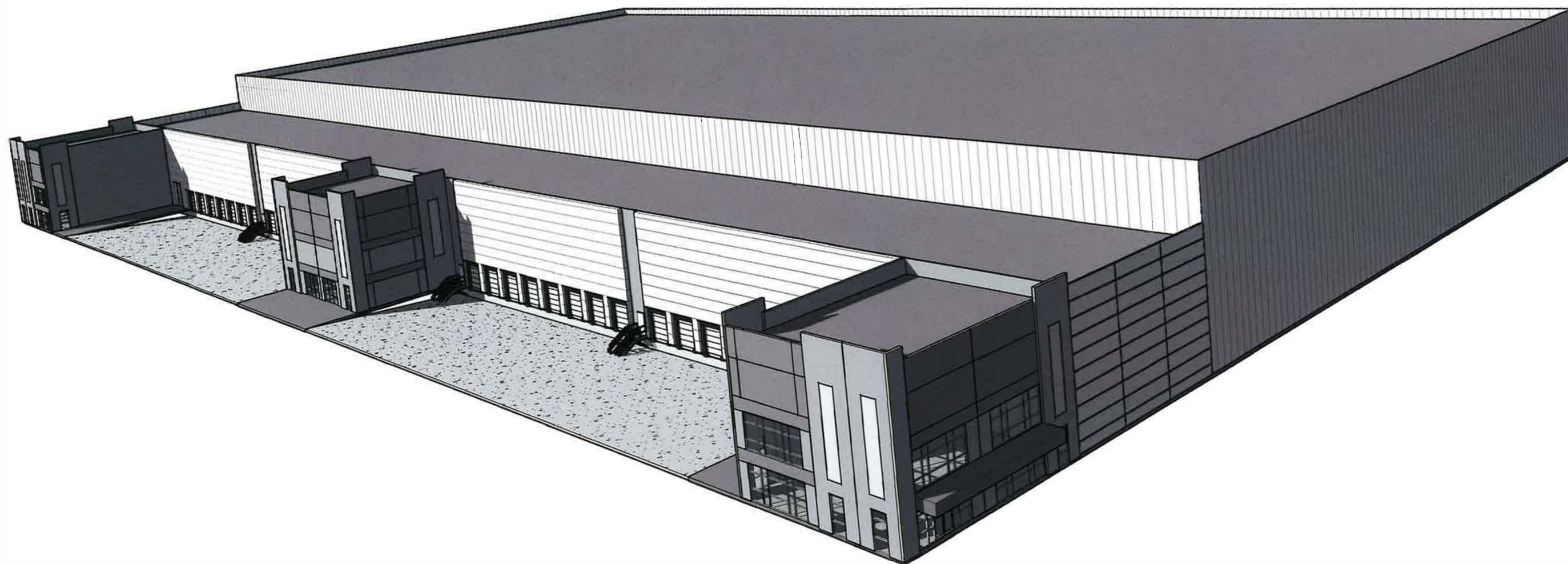
GROVEPORT ROAD AND SALTZGABER ROAD, GROVEPORT, OHIO 43125

PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

24032.00

01.31.2024





GROVEPORT COLD STORAGE WAREHOUSE

WILSON COUNTY, OH

3D VIEW

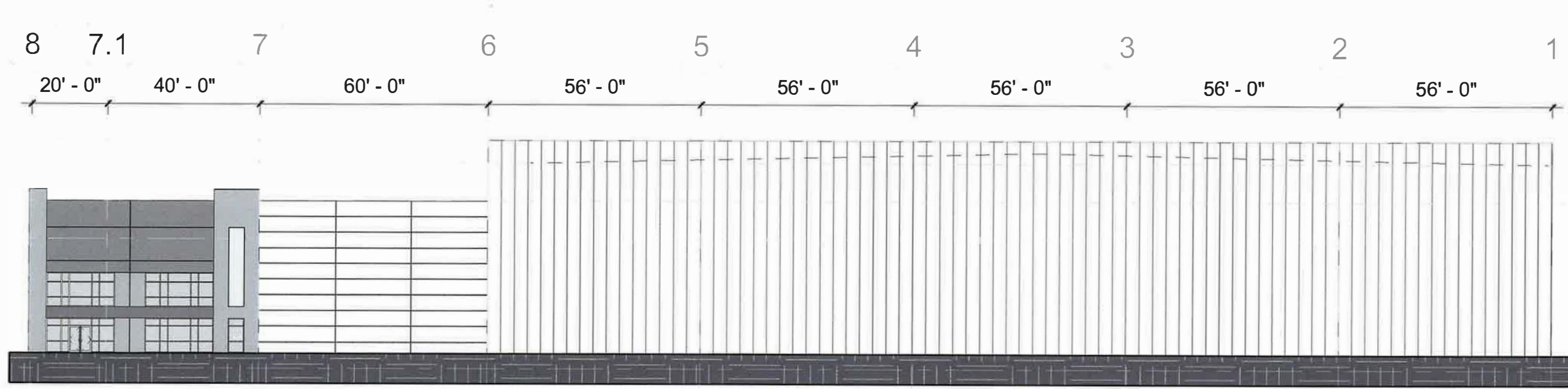
124032.00

01/31/24


SANSONE
group



gray



PARAPET - FREEZER
156' - 0"

FREEZER - CLEAR HEIGHT
150' - 0"

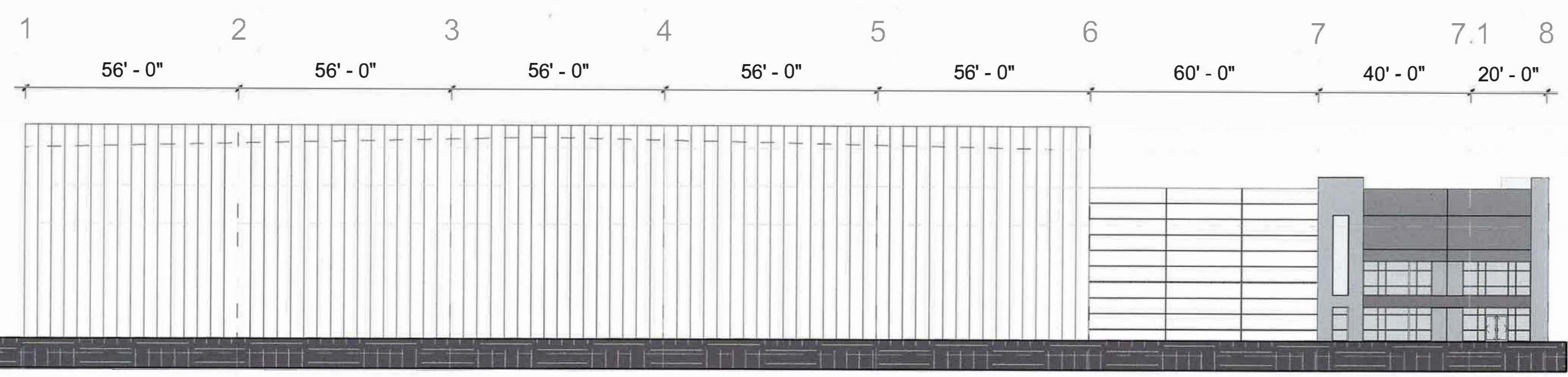
PARAPET - COLD DOCKS
140' - 0"

COLD DOCKS - CLEAR HEIGHT
130' - 0"

FIRST FLOOR
100' - 0"

DOCK LEVEL
96' - 0"

1 EXTERIOR ELEVATION - NORTH
P6.00 1" = 30'-0"



PARAPET - FREEZER
156' - 0"

FREEZER - CLEAR HEIGHT
150' - 0"

PARAPET - COLD DOCKS
140' - 0"

COLD DOCKS - CLEAR HEIGHT
130' - 0"

FIRST FLOOR
100' - 0"

DOCK LEVEL
96' - 0"

2 EXTERIOR ELEVATION - SOUTH
P6.00 1" = 30'-0"

GROVEPORT COLD STORAGE WAREHOUSE

GROVEPORT, FRANKLIN COUNTY, OH

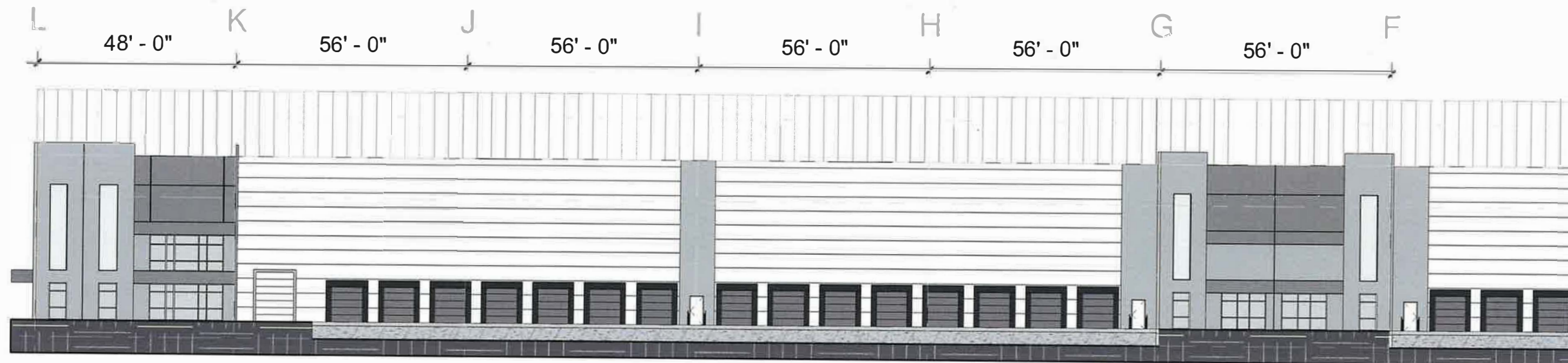


NORTH & SOUTH ELEVATIONS

124032.00

01/31/24





PARAPET - FREEZER
156' - 0"

FREEZER - CLEAR HEIGHT
150' - 0"

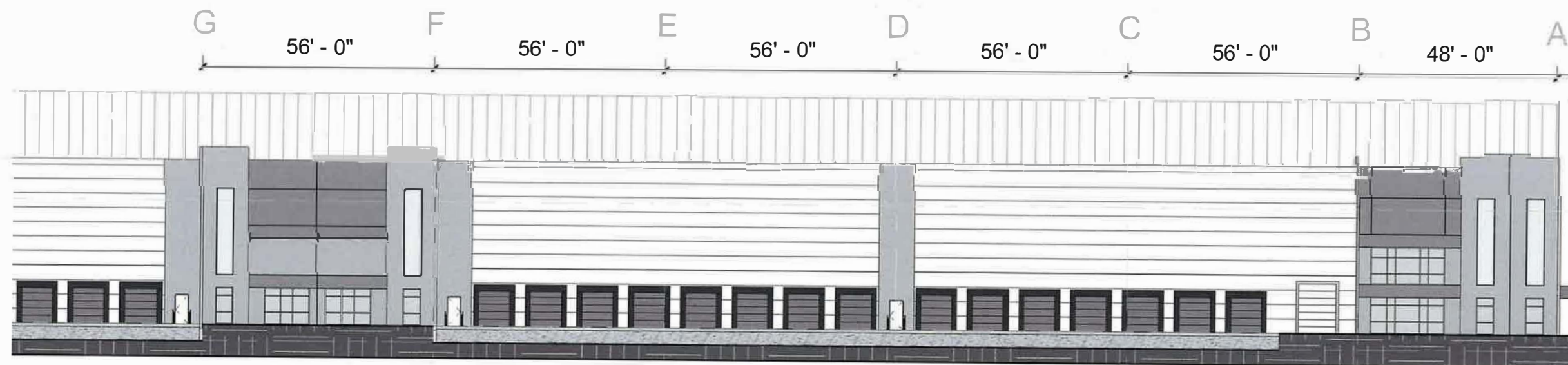
PARAPET - COLD DOCKS
140' - 0"

COLD DOCKS - CLEAR HEIGHT
130' - 0"

FIRST FLOOR
100' - 0"

DOCK LEVEL
96' - 0"

1 EXTERIOR ELEVATION - EAST - LEFT
P6.01 1" = 30'-0"



PARAPET - FREEZER
156' - 0"

FREEZER - CLEAR HEIGHT
150' - 0"

PARAPET - COLD DOCKS
140' - 0"

COLD DOCKS - CLEAR HEIGHT
130' - 0"

FIRST FLOOR
100' - 0"

DOCK LEVEL
96' - 0"

2 EXTERIOR ELEVATION - EAST - RIGHT
P6.01 1" = 30'-0"

GROVEPORT COLD STORAGE WAREHOUSE

GROVEPORT, FRANKLIN COUNTY, OH



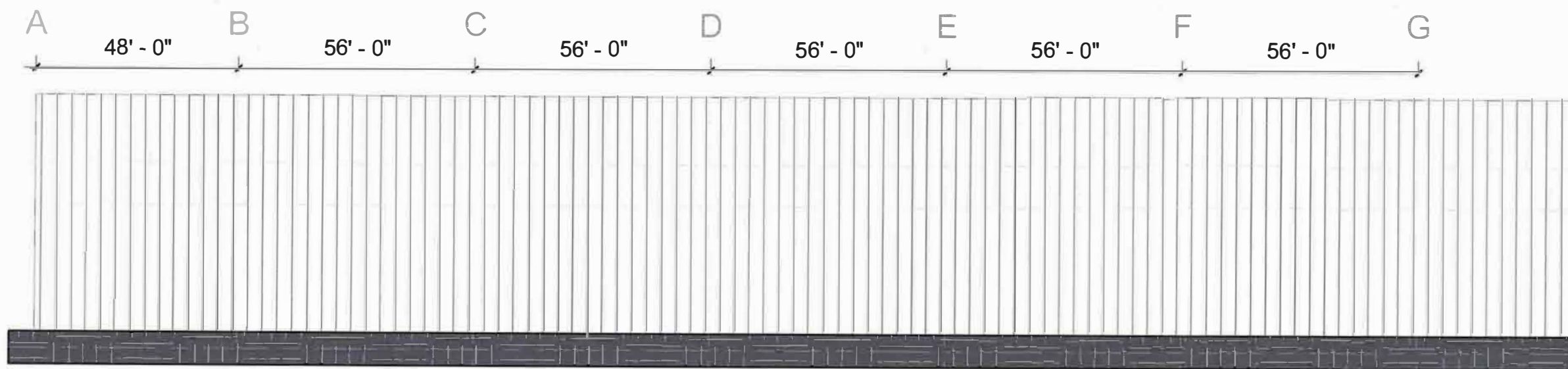
EAST ELEVATION

124032.00

01/31/24

SANSONE
group

gray



PARAPET - FREEZER
156' - 0"

FREEZER - CLEAR HEIGHT
150' - 0"

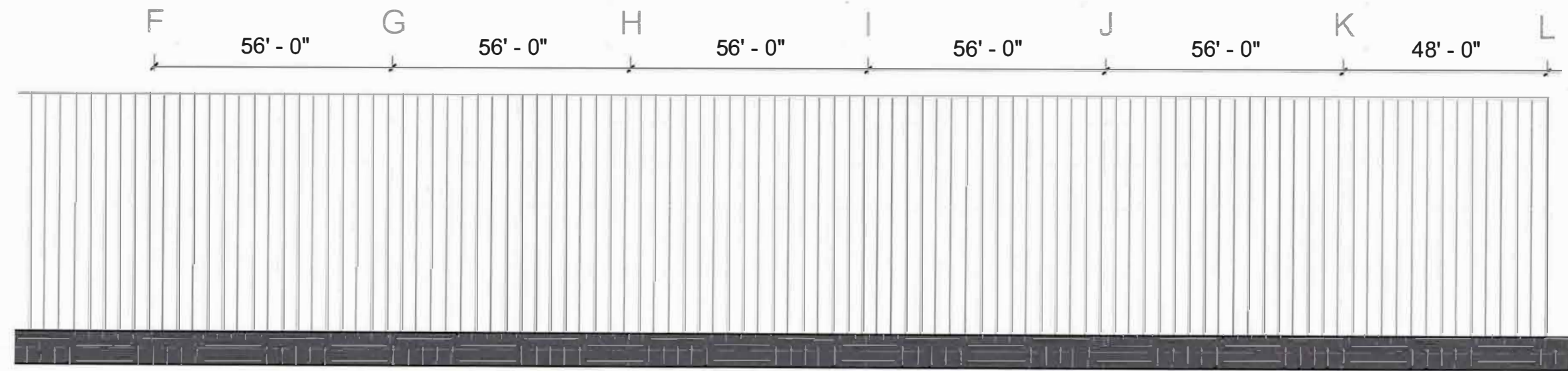
PARAPET - COLD DOCKS
140' - 0"

COLD DOCKS - CLEAR HEIGHT
130' - 0"

FIRST FLOOR
100' - 0"

DOCK LEVEL
96' - 0"

1 EXTERIOR ELEVATION - WEST - LEFT
P6.02 1" = 30'-0"



PARAPET - FREEZER
156' - 0"

FREEZER - CLEAR HEIGHT
150' - 0"

PARAPET - COLD DOCKS
140' - 0"

COLD DOCKS - CLEAR HEIGHT
130' - 0"

FIRST FLOOR
100' - 0"

DOCK LEVEL
96' - 0"

2 EXTERIOR ELEVATION - WEST - RIGHT
P6.02 1" = 30'-0"



\\NORTHMAPS\GIS\Projects\2024\2024-001-001\2024-001-001.dwg



LEGEND

- Agreement Site Boundary
- Tree Clearing Boundary
- Tree to be Removed
- Tree to Remain

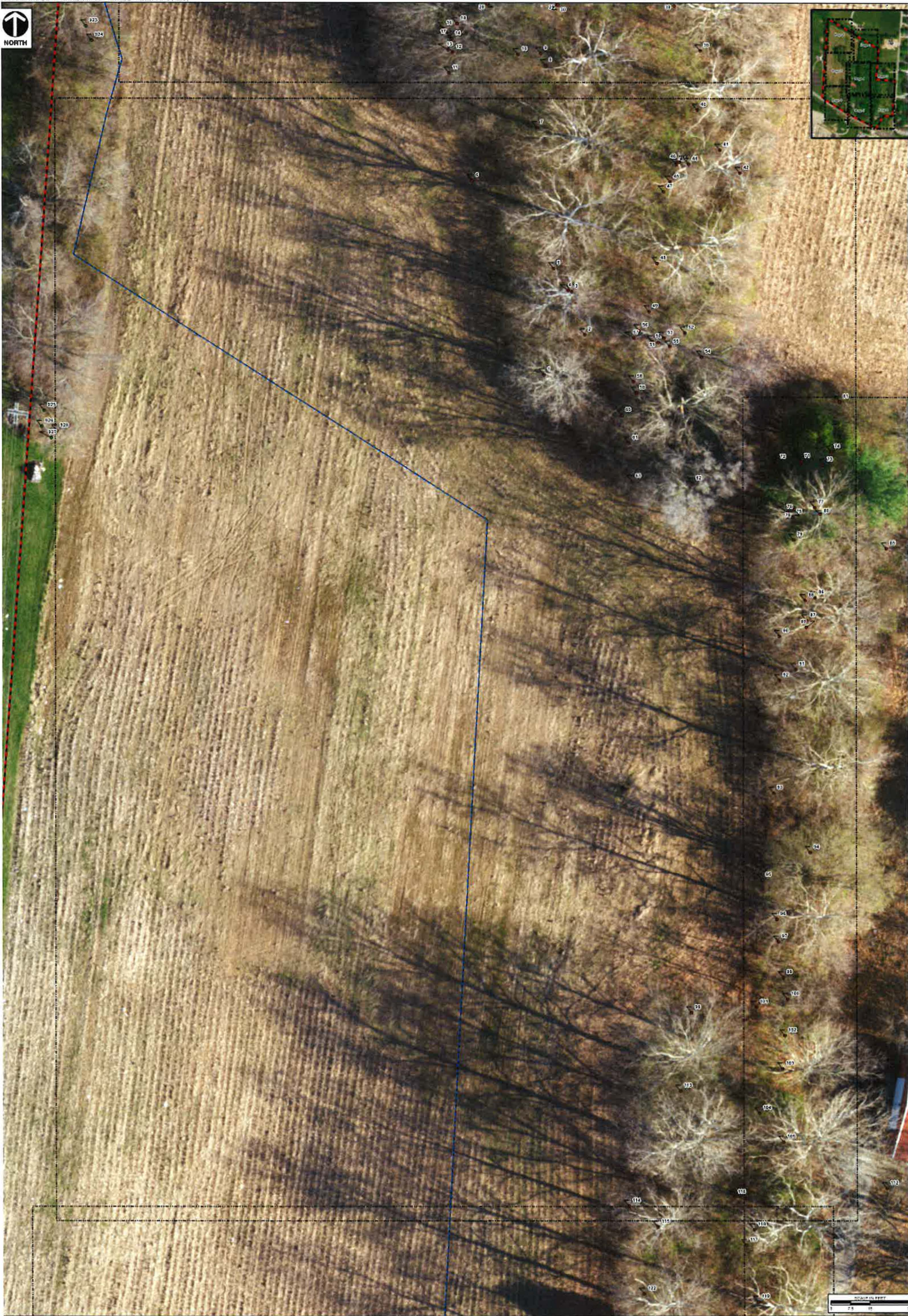
REFERENCE AND NOTES
1. THIS MAP IS BASED ON THE DATA PROVIDED BY THE CLIENT.
2. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA.
3. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES.

CEC
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225 N. Wacker Drive, Suite 200
Chicago, IL 60606
www.cecinc.com

CLOUD ROAD PARTNERS LLC
GROWTH PROPERTY
FRANKLIN COUNTY OHIO

TREE CLEARING MAP			
DRAWN BY	DATE	CHECKED BY	DATE
10/24	1/10/2024	10/24	1/10/2024
PROJECT NO.		SHEET NO.	
328-457		1-1	





- LEGEND**
- Approximate Site Boundary
 - Tree Clearing Boundary
 - Tree to be Removed
 - Tree to Remain

REFERENCE AND NOTES

1. THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

2. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE LOCATION OF THE TREES IS BASED ON THE AERIAL PHOTOGRAPH AND THE FIELD NOTES OF THE ENGINEER.

3. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE LOCATION OF THE TREES IS BASED ON THE AERIAL PHOTOGRAPH AND THE FIELD NOTES OF THE ENGINEER.

Civil & Environmental Consultants, Inc.

205 S. 4th Street, Suite 200, Des Moines, IA 50319
515.281.1111 | www.civilandenvironmental.com

GROUP BY NLS **DESIGNED BY** GRAY **DATE** 10/10/2024 **SCALE** 1"=15'

CLOUS ROAD PARTNERS LLC
GROVEPORT PROPERTY
FRANKLIN COUNTY, OHIO

TREE CLEARING MAP

DATE 10/10/2024 **SCALE** 1"=15' **DATE** 10/10/2024 **SCALE** 1"=15' **DATE** 10/10/2024 **SCALE** 1"=15'

FIGURE NO. 1-3



- Legend
- Approved Site Boundary
 - Tree Clearing Boundary
 - Tree to be Retained
 - Tree to be Removed

NOT TO SCALE
THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY
IT IS NOT A CONTRACT
FOR THE PROPOSED PROJECT
AND DOES NOT REPRESENT
A COMMITMENT BY THE
CLIENT OR THE CONSULTANT

Civil & Environmental Consultants, Inc.
225 Old Mansfield Road, Suite 200, Mansfield, OH 44860
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Fax: 440.333.1112
www.civilandenvironmental.com

CLOUD ROAD PARTNERS LLC
GROVEPORT PROPERTY
FRANKLIN COUNTY, OHIO

TREE CLEARING MAP			
DATE	DATE	DATE	DATE
1/10/2024	1/10/2024	1/10/2024	1/10/2024
SCALE	SCALE	SCALE	SCALE
1"=15'	1"=15'	1"=15'	1"=15'
PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER
1-5	1-5	1-5	1-5



- LEGEND**
- Appropriate Site Boundary
 - Tree Clearing Boundary
 - Tree to be Removed

REFERENCE AND NOTES
1. ALL TREES TO BE REMOVED ARE IDENTIFIED BY A RED DOT.
2. ALL TREES TO BE REMOVED ARE IDENTIFIED BY A RED DOT.
3. ALL TREES TO BE REMOVED ARE IDENTIFIED BY A RED DOT.

Civil & Environmental Consultants, Inc.
254 Old North Bridge Road, Suite 200, Worthington, OH 43085
(614) 499-9333 800-526-8666
www.civilandenvironmental.com

DATE	REVISION	BY	DATE	REVISION	BY
10/14/2024	1	CC/ELC	10/14/2024	1	CC/ELC

CLOUS ROAD PARTNERS LLC
GROVEPORT PROPERTY
FRANKLIN COUNTY, OHIO

TREE CLEARING MAP

DATE	REVISION	BY	DATE	REVISION	BY
10/14/2024	1	CC/ELC	10/14/2024	1	CC/ELC

1	American Sycamore	Platanus occidentalis	fair	24	Y	
2	Black Walnut	Juglans nigra	good	10	Y	
3	Black Walnut	Juglans nigra	good	8	Y	
4	American Sycamore	Platanus occidentalis	good	25	Y	
5	Hackberry	Celtis occidentalis	good	34	Y	
6	American Sycamore	Platanus occidentalis	good	29	Y	
7	American Sycamore	Platanus occidentalis	good	29	Y	
8	American Sycamore	Platanus occidentalis	good	22	Y	
9	Black Cherry	Prunus serotina	fair	7	Y	dead limb/leaning
10	Black Cherry	Prunus serotina	good	8	Y	
11	Hackberry	Celtis occidentalis	good	18	Y	
12	Hackberry	Celtis occidentalis	good	12	Y	
13	Hackberry	Celtis occidentalis	good	22	Y	
14	Hackberry	Celtis occidentalis	good	10	Y	
15	Hackberry	Celtis occidentalis	good	9	Y	
16	Hackberry	Celtis occidentalis	good	9	Y	
17	Hackberry	Celtis occidentalis	good	10	Y	
18	Hackberry	Celtis occidentalis	good	25	Y	
19	Hackberry	Celtis occidentalis	good	10	Y	
20	Hackberry	Celtis occidentalis	good	16	Y	
21	Hackberry	Celtis occidentalis	good	18	Y	
22	Hackberry	Celtis occidentalis	good	16	Y	
23	Hackberry	Celtis occidentalis	good	20	Y	
24	Hackberry	Celtis occidentalis	good	12	Y	
25	Mulberry	Morus rubra	good	6	Y	
26	Hackberry	Celtis occidentalis	good	6	Y	
27	Mulberry	Morus rubra	good	12	Y	
28	Mulberry	Morus rubra	good	8	Y	
29	American Sycamore	Platanus occidentalis	good	18	Y	
30	Black Cherry	Prunus serotina	good	14	Y	
31	Black Cherry	Prunus serotina	good	7	Y	
32	American Sycamore	Platanus occidentalis	good	40	Y	
33	Black Walnut	Juglans nigra	good	6	Y	
34	Hackberry	Celtis occidentalis	good	7	Y	
35	Black Walnut	Juglans nigra	good	6	Y	
36	Hackberry	Celtis occidentalis	good	6	Y	
37	American Sycamore	Platanus occidentalis	good	24	Y	
38	American Sycamore	Platanus occidentalis	good	18	Y	
39	Black Walnut	Juglans nigra	good	8	Y	vine
40	American Sycamore	Platanus occidentalis	good	18	Y	
41	Black Cherry	Prunus serotina	fair	8	Y	vine/dead limb
42	Black Cherry	Prunus serotina	fair	8	Y	dead limb, poor structure, leaning vine
43	Black Cherry	Prunus serotina	fair	8	Y	vine/dead limb
44	Black Cherry	Prunus serotina	fair	7	Y	vine, leaning
45	Black Cherry	Prunus serotina	good	8	Y	
46	American Sycamore	Platanus occidentalis	good	32	Y	
47	Black Cherry	Prunus serotina	good	10	Y	
48	American Sycamore	Platanus occidentalis	good	40	Y	
49	Black Cherry	Prunus serotina	good	6	Y	
50	Black Cherry	Prunus serotina	good	10	Y	
51	Mulberry	Morus rubra	good	8	Y	
52	Mulberry	Morus rubra	good	10	Y	
53	Mulberry	Morus rubra	good	7	Y	
54	American Sycamore	Platanus occidentalis	good	22	Y	
55	Bowlder Maple	Acer negundo	good	7	Y	
56	Black Cherry	Prunus serotina	good	23	Y	
57	Black Cherry	Prunus serotina	good	32	Y	
58	Black Walnut	Juglans nigra	good	6	Y	
59	American Sycamore	Platanus occidentalis	good	42	Y	
60	Black Cherry	Prunus serotina	fair	10	Y	poor structure/leaning, dead limb
61	Black Cherry	Prunus serotina	good	6	Y	
62	Ohio Buckeye	Aesculus glabra	good	12	Y	
63	Ohio Buckeye	Aesculus glabra	good	37	Y	
64	Black Walnut	Juglans nigra	good	11	Y	
65	Black Walnut	Juglans nigra	good	7	Y	
66	Black Locust	Robinia pseudoacacia	good	6	Y	
67	Mulberry	Morus rubra	poor	8	Y	vine, poor structure, multi trunk, dead limb
68	Mulberry	Morus rubra	poor	6	Y	vine, dead limb, poor structure
69	Mulberry	Morus rubra	poor	6	Y	vine, dead limb, poor structure
70	Black Walnut	Juglans nigra	poor	6	Y	vine, dead limb, poor structure
71	Red Cedar	Juniperus virginiana	good	6	Y	multi trunk
72	Red Cedar	Juniperus virginiana	good	22	Y	
73	Red Cedar	Juniperus virginiana	fair	14	Y	rot decay, multi trunk, poor structure
74	Mulberry	Morus rubra	good	14	Y	
75	White Pine	Pinus strobus	good	16	Y	
76	American Sycamore	Platanus occidentalis	good	20	Y	
77	White Pine	Pinus strobus	good	22	Y	
78	White Pine	Pinus strobus	good	10	Y	
79	Black Cherry	Prunus serotina	fair	10	Y	dead limb, leaning, poor structure
80	Sugar Maple	Acer saccharum	good	20	Y	
81	Black Walnut	Juglans nigra	good	10	Y	
82	Black Walnut	Juglans nigra	good	12	Y	
83	Black Walnut	Juglans nigra	good	6	Y	
84	Black Walnut	Juglans nigra	good	6	Y	
85	Black Walnut	Juglans nigra	good	18	Y	multi trunk
86	Black Walnut	Juglans nigra	good	6	Y	
87	Black Cherry	Prunus serotina	fair	9	Y	vine, dead limb, leaning, poor structure
88	American Sycamore	Platanus occidentalis	good	38	Y	
89	Black Cherry	Prunus serotina	fair	8	Y	vine, poor structure, leaning
90	Black Cherry	Prunus serotina	fair	6	Y	leaning, poor structure, dead limb
91	Black Cherry	Prunus serotina	good	11	Y	
92	American Sycamore	Platanus occidentalis	good	27	Y	
93	American Sycamore	Platanus occidentalis	good	29	Y	
94	Mulberry	Morus rubra	poor	20	Y	poor structure/leaning, dead limb
95	Black Locust	Robinia pseudoacacia	good	12	Y	
96	American Sycamore	Platanus occidentalis	good	22	Y	
97	Black Cherry	Prunus serotina	fair	7	Y	vine, poor structure, leaning
98	American Sycamore	Platanus occidentalis	good	16	Y	
99	Black Walnut	Juglans nigra	good	6	Y	
100	Black Walnut	Juglans nigra	good	6	Y	

101	Black Walnut	Juglans nigra	good	10	Y	
102	Black Walnut	Juglans nigra	good	7	Y	
103	American Sycamore	Platanus occidentalis	good	34	Y	
104	Red Cedar	Juniperus virginiana	good	12	Y	
105	American Sycamore	Platanus occidentalis	good	34	Y	
106	Black Walnut	Juglans nigra	poor	7	Y	dead limb, vines, multi trunk
107	Bowlder Maple	Acer negundo	fair	24	Y	dead limb, multi trunk
108	Black Walnut	Juglans nigra	good	20	Y	
109	Black Walnut	Juglans nigra	good	30	Y	
110	Mulberry	Morus rubra	good	12	Y	
111	Black Walnut	Juglans nigra	good	33	Y	
112	Silver Maple	Acer saccharinum	good	50	Y	multi trunk
113	American Sycamore	Platanus occidentalis	good	32	Y	
114	American Sycamore	Platanus occidentalis	good	46	Y	
115	American Sycamore	Platanus occidentalis	good	32	Y	
116	Red Cedar	Juniperus virginiana	good	8	Y	
117	Black Cherry	Prunus serotina	poor	8	Y	rot decay, poor structure, dead limb, bark damage
118	American Sycamore	Platanus occidentalis	good	39	Y	
119	American Sycamore	Platanus occidentalis	good	44	Y	
120	Mulberry	Morus rubra	poor	6	Y	vines
121	American Sycamore	Platanus occidentalis	good	32	Y	
122	American Sycamore	Platanus occidentalis	good	30	Y	
123	Red Cedar	Juniperus virginiana	good	16	Y	
124	American Sycamore	Platanus occidentalis	good	22	Y	
125	Red Cedar	Juniperus virginiana	good	8	Y	
126	Red Cedar	Juniperus virginiana	good	10	Y	
127	Black Locust	Robinia pseudoacacia	poor	20	Y	
128	Bowlder Maple	Acer negundo	fair	6	Y	vine, dead limb, leaning, poor structure
129	American Sycamore	Platanus occidentalis	good	28	Y	
130	Red Cedar	Juniperus virginiana	good	6	Y	
131	Black Walnut	Juglans nigra	good	6	Y	
132	Red Cedar	Juniperus virginiana	fair	14	Y	dead limb
133	American Sycamore	Platanus occidentalis	good	38	Y	
134	Red Cedar	Juniperus virginiana	good	15	Y	
135	American Sycamore	Platanus occidentalis	good	34	Y	
136	Sugar Maple	Acer saccharum	poor	8	Y	poor structure, leaning
137	American Sycamore	Platanus occidentalis	good	31	Y	
138	Black Walnut	Juglans nigra	good	6	Y	
139	American Sycamore	Platanus occidentalis	good	36	Y	
140	Sugar Maple	Acer saccharum	poor	7	Y	dead limb, poor structure
141	Red Cedar	Juniperus virginiana	good	12	Y	
142	Red Cedar	Juniperus virginiana	good	10	Y	
143	American Sycamore	Platanus occidentalis	good	20	Y	
144	Black Walnut	Juglans nigra	good	6	Y	
145	American Sycamore	Platanus occidentalis	good	18	Y	
146	Black Walnut	Juglans nigra	good	7	Y	
147	American Sycamore	Platanus occidentalis	good	30	Y	
148	Red Cedar	Juniperus virginiana	good	20	Y	
149	American Sycamore	Platanus occidentalis	fair	26	Y	dead limb, rot decay
150	Ohio Buckeye	Aesculus glabra	fair	36	Y	dead limb, poor structure
151	Morone sp.	Fraxinus pennsylvanica	good	54	Y	
152	Ohio Buckeye	Aesculus glabra	fair	20	Y	dead limb, poor structure
153	Black Walnut	Juglans nigra	good	66	Y	
154	Black Walnut	Juglans nigra	good	18	Y	
155	Black Walnut	Juglans nigra	good	22	Y	
156	Black Walnut	Juglans nigra	good	40	Y	dead limb
157	Black Walnut	Juglans nigra	good	16	Y	
158	Mulberry	Morus rubra	poor	10	Y	dead limb, poor structure, rot decay
159	Mulberry	Morus rubra	poor	12	Y	bark damage, dead limb, poor structure, rot decay
160	Mulberry	Morus rubra	poor	8	Y	dead limb, poor structure, multi trunk, rot decay
161	Mulberry	Morus rubra	poor	8	Y	
162	Black Cherry	Prunus serotina	good	8	Y	
163	Black Walnut	Juglans nigra	good	32	Y	
164	Mulberry	Morus rubra	poor	9	Y	
165	Sugar Maple	Acer saccharum	good	6	Y	
166	Black Locust	Robinia pseudoacacia	fair	13	Y	vine, dead limb, poor structure, multi trunk
167	Green Ash	Fraxinus pennsylvanica	poor	21	Y	vine, dead limb, poor structure
168	Mulberry	Morus rubra	poor	8	Y	dead limb, leaning, poor structure, rot decay
169	Bowlder Maple	Acer negundo	fair	10	Y	vine, poor structure, multi trunk
170	Mulberry	Morus rubra	poor	8	Y	vine, dead limb, leaning, multi trunk, poor structure
171	Hackberry	Celtis occidentalis	good	10	Y	
172	Red Maple	Acer rubrum	good	78	Y	
173	Hackberry	Celtis occidentalis	good	6	Y	
174	Black Walnut	Juglans nigra	good	6	Y	
175	Norway Spruce	Picea abies	good	30	Y	
176	Red Maple	Acer rubrum	good	58	Y	
177	Bowlder Maple	Acer negundo	good	8	Y	
178	Ohio Buckeye	Aesculus glabra	good	22	Y	
179	Red Maple	Acer rubrum	fair	36	Y	poor structure, dead limb
180	Black Walnut	Juglans nigra	good	16	Y	vines
181	Mulberry	Morus rubra	fair	36	Y	dead limb, leaning, poor structure
182	Bowlder Maple	Acer negundo	good	12	Y	
183	Bowlder Maple	Acer negundo	poor	12	Y	bark damage, dead limb, poor structure, leaning, water, vines, vines
184	Red Maple	Acer rubrum	fair	20	Y	dead limb, poor structure
185	Black Walnut	Juglans nigra	good	8	Y	
186	Green Ash	Fraxinus pennsylvanica	fair	12	Y	vine, dead limb
187	Sugar Maple	Acer saccharum	good	6	Y	
188	Hackberry	Celtis occidentalis	good	16	Y	
189	Green Ash	Fraxinus pennsylvanica	fair	7	Y	vine, dead limb, poor structure
190	Mulberry	Morus rubra	fair	12	Y	dead limb, leaning
191	Mulberry	Morus rubra	fair	12	Y	poor structure, leaning
192	Hackberry	Celtis occidentalis	fair	16	Y	vine, dead limb, poor structure
193	Mulberry	Morus rubra	fair	14	Y	vine, dead limb, poor structure
194	Mulberry	Morus rubra	good	12	Y	
195	Mulberry	Morus rubra	fair	10	Y	dead limb, vines, multi trunk
196	Mulberry	Morus rubra	fair	26	Y	vine, multi trunk
197	Mulberry	Morus rubra	good	7	Y	
198	Mulberry	Morus rubra	fair	7	Y	vine, dead limb
199	Mulberry	Morus rubra	fair	8	Y	vine, dead limb
200	Mulberry	Morus rubra	fair	10	Y	dead limb, vines

201	Mulberry	Morus rubra	poor	6	bark damage, dead limb, vines, poor structure	N
202	Mulberry	Morus rubra	poor	7	vines, dead limb, poor structure, multi trunk	Y
203	Mulberry	Morus rubra	good	8		N
204	Mulberry	Morus rubra	poor	6	dead limb, rot, decay, vines	Y
205	Mulberry	Morus rubra	good	7		Y
206	Mulberry	Morus rubra	good	10	vines	Y
207	Mulberry	Morus rubra	good	10	vines	Y
208	Mulberry	Morus rubra	good	12	vines	Y
209	Mulberry	Morus rubra	fair	16	dead limb, leaning, poor structure	Y
210	Mulberry	Morus rubra	poor	6	bark damage, dead limb, leaning	Y
211	Mulberry	Morus rubra	good	10		Y
212	Mulberry	Morus rubra	fair	15	vines, dead limb, multi trunk	Y
213	Mulberry	Morus rubra	fair	16	vines, dead limb, multi trunk	Y
214	Mulberry	Morus rubra	fair	24	vines, dead limb, poor structure, multi trunk	Y
215	Mulberry	Morus rubra	fair	16	bark damage, dead limb, poor structure, multi trunk	N
216	Mulberry	Morus rubra	good	40	vines	N
217	Mulberry	Morus rubra	poor	6	vines, dead limb	Y
218	Mulberry	Morus rubra	good	6	vines	N
219	Mulberry	Morus rubra	fair	8	vines, dead limb	N
220	Mulberry	Morus rubra	fair	8	vines, dead limb	N
221	Mulberry	Morus rubra	fair	8	vines, leaning, poor structure	Y
222	Mulberry	Morus rubra	good	6	vines	Y
223	Mulberry	Morus rubra	good	6	vines	Y
224	Mulberry	Morus rubra	poor	12	bark damage, vines, dead limb, multi trunk	Y
225	Mulberry	Morus rubra	fair	16	vines, bark damage, dead limb, multi trunk	Y
226	Mulberry	Morus rubra	poor	10	vines, dead limb, multi trunk	Y
227	Mulberry	Morus rubra	fair	10	bark damage, dead limb, leaning	Y
228	Boxelder Maple	Acer negundo	fair	6	canvases, decay	Y
229	Mulberry	Morus rubra	good	10	bark damage, vines, dead limb, rot, decay	Y
230	Mulberry	Morus rubra	fair	10	vines, dead limb, poor structure, leaning	Y
231	Sugar Maple	Acer saccharum	fair	10	bark damage, dead limb, poor structure, multi trunk	Y
232	Mulberry	Morus rubra	poor	8	vines, dead limb, poor structure, leaning	Y
233	Mulberry	Morus rubra	fair	10	dead limb, vines	Y
234	Green Ash	Fraxinus pennsylvanica	poor	18	dead limb, vines, poor structure, rot, decay	Y
235	Mulberry	Morus rubra	poor	14	vines, dead limb, poor structure, multi trunk	Y
236	Mulberry	Morus rubra	fair	9	vines, dead limb	Y
237	Mulberry	Morus rubra	fair	8	vines, dead limb	Y
238	Mulberry	Morus rubra	fair	7	vines, dead limb	Y
239	Mulberry	Morus rubra	fair	6	dead limb, vines	N
240	Mulberry	Morus rubra	fair	7	vines, dead limb	Y
241	Mulberry	Morus rubra	fair	10	vines, bark damage, dead limb	N
242	Mulberry	Morus rubra	good	7		N
243	Eastern Cottonwood	Populus deltoides	fair	20	vines, bark damage, dead limb	Y
244	Mulberry	Morus rubra	fair	10	vines, dead limb	Y
245	Mulberry	Morus rubra	fair	10	vines, dead limb	N
246	Mulberry	Morus rubra	poor	7	vines, bark damage, dead limb, poor structure	Y
247	Mulberry	Morus rubra	fair	7	vines, dead limb	Y
248	Mulberry	Morus rubra	fair	20	bark damage, vines, dead limb	Y
249	Mulberry	Morus rubra	good	12	vines	N
250	Mulberry	Morus rubra	good	6	vines	Y
251	Mulberry	Morus rubra	good	8	vines	Y
252	Mulberry	Morus rubra	good	8	decay, limb	Y
253	Boxelder Maple	Acer negundo	fair	10	leaning, dead limb	Y
254	Black Cherry	Prunus virginiana	good	18	dead limb	Y
255	Mulberry	Morus rubra	poor	8	bark damage, rot, dead limb, leaning, thick	Y
256	Mulberry	Morus rubra	fair	16	bark damage, vines, dead limb	Y
257	Mulberry	Morus rubra	fair	8	dead limb, poor structure, leaning	Y
258	Mulberry	Morus rubra	fair	10	bark damage, vines, dead limb, poor structure	Y
259	Mulberry	Morus rubra	poor	10	vines, bark damage, dead limb	Y
260	Mulberry	Morus rubra	fair	10	dead limb, poor structure	Y
261	Mulberry	Morus rubra	fair	10	dead limb, poor structure	Y
262	Hackberry	Celtis occidentalis	poor	12	vines, dead limb, multi trunk	N
263	Hackberry	Celtis occidentalis	good	6		N
264	Hackberry	Celtis occidentalis	good	30	multi trunk	N
265	Hackberry	Celtis occidentalis	good	6		N
266	Hackberry	Celtis occidentalis	good	6		N
267	Hackberry	Celtis occidentalis	fair	22	dead limb, multi trunk	N
268	Black Cherry	Prunus virginiana	fair	12	vines, dead limb	N
269	Mulberry	Morus rubra	good	24	dead limb	N
270	Sugar Maple	Acer saccharum	fair	12	multi trunk, vines, dead limb	N
271	Boxelder Maple	Acer negundo	good	6		N
272	Mulberry	Morus rubra	fair	22	vines, dead limb, leaning	N
273	Mulberry	Morus rubra	good	32	dead limb	N
274	Mulberry	Morus rubra	poor	20	vines, dead limb, poor structure	N
275	Hackberry	Celtis occidentalis	good	6		N
276	Mulberry	Morus rubra	good	6		N
277	Boxelder Maple	Acer negundo	good	6		N
278	Boxelder Maple	Acer negundo	good	7		Y
279	Boxelder Maple	Acer negundo	good	7		Y
280	Mulberry	Morus rubra	good	7		Y
281	Boxelder Maple	Acer negundo	good	12	water sprout	N
282	Mulberry	Morus rubra	good	7		N
283	Mulberry	Morus rubra	good	12	dead limb	N
284	Mulberry	Morus rubra	good	8		N
285	Hackberry	Celtis occidentalis	good	13		N
286	Hackberry	Celtis occidentalis	good	30	dead limb	N
287	Black Cherry	Prunus virginiana	good	8		Y
288	Hackberry	Celtis occidentalis	fair	33	vines, multi trunk	Y
289	Mulberry	Morus rubra	fair	16	bark damage, dead limb	Y
290	Mulberry	Morus rubra	poor	7	vines, dead limb, poor structure	Y
291	Boxelder Maple	Acer negundo	fair	50	dead limb, multi trunk	Y
292	Black Cherry	Prunus virginiana	fair	16	vines, dead limb, poor structure, leaning	Y
293	Hackberry	Celtis occidentalis	good	32	multi trunk	Y
294	Hackberry	Celtis occidentalis	good	12		Y
295	Hackberry	Celtis occidentalis	good	12		Y
296	Hackberry	Celtis occidentalis	good	15		Y
297	Hackberry	Celtis occidentalis	good	12	multi trunk	Y
298	Hackberry	Celtis occidentalis	good	14	multi trunk	Y
299	Hackberry	Celtis occidentalis	good	14		Y
300	Hackberry	Celtis occidentalis	good	11		Y

301	Hackberry	Celtis occidentalis	good	13		Y
302	Hackberry	Celtis occidentalis	good	8		Y
303	Hackberry	Celtis occidentalis	good	18	vines	Y
304	Black Cherry	Prunus serotina	good	21		Y
305	Black Cherry	Prunus serotina	fair	28	dead limb, poor structure, leaning	Y
306	Black Walnut	Juglans nigra	fair	7	vines, bark damage, dead limb, poor structure, leaning	Y
307	Black Walnut	Juglans nigra	fair	7	vines, bark damage, poor structure, leaning	Y
308	Mulberry	Morus rubra	poor	10	bark damage, dead limb, poor structure, water spread	Y
309	Black Walnut	Juglans nigra	good	6		Y
310	Mulberry	Morus rubra	fair	10	bark damage, dead limb, poor structure	Y
311	Mulberry	Morus rubra	fair	46	dead limb, bark damage, multi trunk	Y
312	Mulberry	Morus rubra	fair	22	bark damage, dead limb, leaning, poor structure	Y
313	Hackberry	Celtis occidentalis	good	6		Y
314	Hackberry	Celtis occidentalis	fair	12	leaning, poor structure	Y
315	Hackberry	Celtis occidentalis	good	11	multi trunk	Y
316	Hackberry	Celtis occidentalis	good	14	multi trunk	Y
317	Hackberry	Celtis occidentalis	good	12	multi trunk	Y
318	Hackberry	Celtis occidentalis	good	7		Y
319	Hackberry	Celtis occidentalis	good	7		Y
320	Hackberry	Celtis occidentalis	good	17		Y
321	Red Maple	Acer rubrum	good	26	vines	Y
322	Red Maple	Acer rubrum	poor	16	bark damage, dead limb, vines, poor structure, rot decay	Y
323	Mulberry	Morus rubra	fair	24	vines, bark damage, poor structure, leaning, rot decay	Y
324	Mulberry	Morus rubra	good	6		Y
325	Mulberry	Morus rubra	good	11		Y
326	Red Maple	Acer rubrum	poor	24	vines, poor structure, leaning, multi trunk	Y
327	Black Walnut	Juglans nigra	fair	8	vines, poor structure	Y
328	Black Cherry	Prunus serotina	poor	8	dead limb, leaning, poor structure, rot decay	Y
329	Hackberry	Celtis occidentalis	good	22	multi trunk	Y
330	Hackberry	Celtis occidentalis	good	26		Y
331	Hackberry	Celtis occidentalis	good	30		Y
332	Red Maple	Acer rubrum	good	110		Y
333	Red Maple	Acer rubrum	fair	62	bark damage, dead limb, rot decay	Y
334	Red Maple	Acer rubrum	fair	66	vines, dead limb, rot decay	Y
335	Red Maple	Acer rubrum	good	14	vines	Y
336	Red Maple	Acer rubrum	good	12		Y
337	Red Maple	Acer rubrum	fair	28	vines, poor structure	Y
338	Red Maple	Acer rubrum	good	75		Y
339	Green Ash	Fraxinus pennsylvanica	poor	12	water wound, dead limb, bark damage	Y
340	Green Ash	Fraxinus pennsylvanica	poor	8	bark damage, dead limb, bark decay	Y
341	Mulberry	Morus rubra	fair	7	bark damage, dead limb, vines	Y
342	Black Cherry	Prunus serotina	good	12		Y
343	Mulberry	Morus rubra	fair	6	dead limb, vines	Y
344	Mulberry	Morus rubra	fair	7	vines, leaning, poor structure	Y
345	Mulberry	Morus rubra	fair	7	vines, poor structure	Y
346	Mulberry	Morus rubra	poor	12	vines, poor structure, dead limb, rot decay	Y
347	Mulberry	Morus rubra	fair	7	bark damage, dead limb, poor structure, leaning	Y
348	Mulberry	Morus rubra	poor	7	poor structure, leaning, rot decay	Y
349	Mulberry	Morus rubra	fair	7	bark damage, dead limb, leaning	Y
350	Mulberry	Morus rubra	fair	6	leaning, poor structure, rot decay	Y
351	Mulberry	Morus rubra	fair	7	leaning, poor structure	Y
352	Mulberry	Morus rubra	good	7		Y
353	Black Cherry	Prunus serotina	poor	12		Y
354	Hackberry	Celtis occidentalis	good	10		Y
355	Hackberry	Celtis occidentalis	good	8		Y
356	Hackberry	Celtis occidentalis	good	8		Y
357	Mulberry	Morus rubra	poor	8	vines, bark damage, dead limb, poor structure	Y
358	Mulberry	Morus rubra	poor	8	vines, dead limb, poor structure	Y
359	Hackberry	Celtis occidentalis	good	8		Y
360	Hackberry	Celtis occidentalis	good	8		Y
361	Hackberry	Celtis occidentalis	good	16		Y
362	Shoebudaye	Aspidosiphon	good	12		Y
363	Black Cherry	Prunus serotina	good	7		Y
364	Black Cherry	Prunus serotina	poor	10	vines, poor structure, leaning, dead limb, bark damage	Y
365	Mulberry	Morus rubra	fair	22	multi trunk, dead limb, bark damage	Y
366	Mulberry	Morus rubra	good	7		Y
367	Green Ash	Fraxinus pennsylvanica	fair	18	vines, dead limb, poor structure, multi trunk	Y
368	Green Ash	Fraxinus pennsylvanica	fair	12	vines, bark damage, dead limb, multi trunk	Y
369	Green Ash	Fraxinus pennsylvanica	fair	16	dead limb, poor structure, leaning, multi trunk	Y
370	Sugar Maple	Acer saccharum	good	10		Y
371	Black Maple	Acer rubrum	good	9		Y
372	Black Cherry	Prunus serotina	fair	18	vines, leaning, poor structure	Y
373	Black Cherry	Prunus serotina	fair	7	vines, leaning, poor structure	Y
374	Black Cherry	Prunus serotina	fair	6	poor structure, leaning, bark damage	Y
375	American Sycamore	Platanus occidentalis	good	56		Y
376	Black Cherry	Prunus serotina	good	10		Y
377	Black Walnut	Juglans nigra	good	8		Y
378	Black Cherry	Prunus serotina	good	6		Y
379	Black Cherry	Prunus serotina	good	7		Y
380	Black Cherry	Prunus serotina	good	6		Y
381	Black Cherry	Prunus serotina	good	12	vines	Y
382	Black Walnut	Juglans nigra	good	8		Y
383	Hackberry	Celtis occidentalis	good	6		Y
384	Sugar Maple	Acer saccharum	good	6		Y
385	Sugar Maple	Acer saccharum	good	8		Y
386	Black Cherry	Prunus serotina	fair	6	bark damage, vines, poor structure, leaning	Y
387	Sugar Maple	Acer saccharum	good	7		Y
388	Sugar Maple	Acer saccharum	good	6		Y
389	Black Locust	Robinia pseudoacacia	good	24		Y
390	Sugar Maple	Acer saccharum	good	50		Y
391	White Pine	Pinus strobus	good	35		Y
392	White Pine	Pinus strobus	good	14		Y
393	Red Maple	Acer rubrum	good	7		Y
394	Mulberry	Morus rubra	fair	7	vines, bark damage, leaning, poor structure	Y
395	Red Maple	Acer rubrum	fair	6	vines, leaning	Y
396	American Elm	Ulmus americana	good	12		Y
397	Red Cedar	Juniperus horizontalis	poor	12	poor structure, dead limb	Y
398	Norway Spruce	Picea abies	fair	26	bark damage, dead limb, leaning	Y
399	Norway Spruce	Picea abies	good	18		Y
400	Mulberry	Morus rubra	good	8		Y

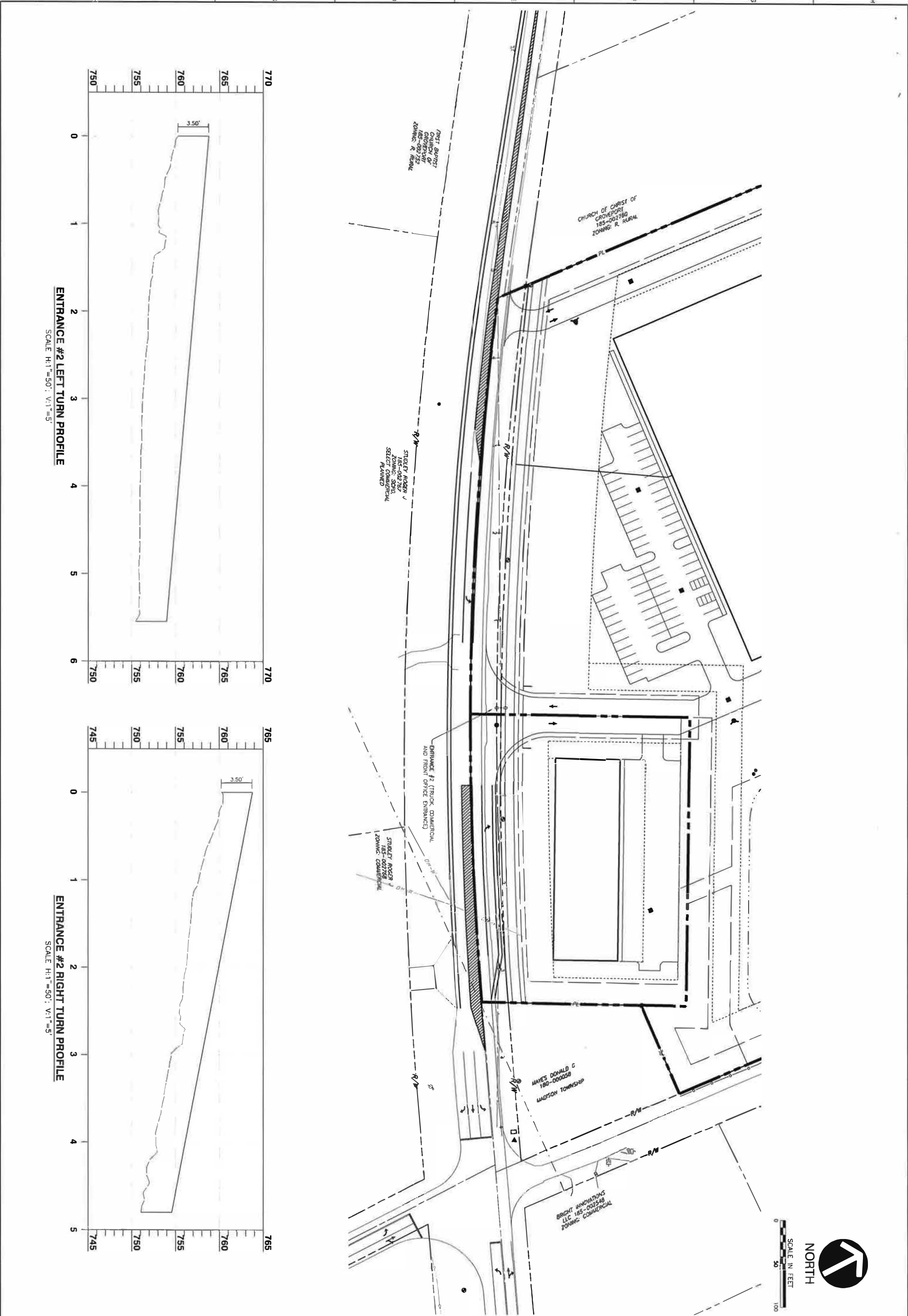
401	Black Walnut	Juglans nigra	good	20		Y
402	Norway Spruce	Picea abies	good	36		Y
403	Black Walnut	Juglans nigra	fair	8	dead limb, poor structure	Y
404	Mulberry	Morus rubra	good	15	vines, dead limb, bark damage, leaning, poor structure	Y
405	Pin Oak	Quercus palustris	fair	10	multi trunk	Y
406	Mulberry	Morus rubra	good	8		Y
407	Black Cherry	Prunus serotina	fair	7	poor structure, leaning	Y
408	Crab Apple	Malus ioensis	good	6	vines	Y
409	Mulberry	Morus rubra	good	6	vines	Y
410	Black Locust	Robinia pseudoacacia	good	28	multi trunk	Y
411	Red Maple	Acer rubrum	good	6	multi trunk	Y
412	Red Maple	Acer rubrum	good	7	multi trunk	Y
413	Red Maple	Acer rubrum	good	8	multi trunk	Y
414	Red Maple	Acer rubrum	good	5	vines, multi trunk	Y
415	Red Maple	Acer rubrum	good	24	vines, multi trunk	Y
416	Red Maple	Acer rubrum	good	22	vines	Y
417	American Hophornbeam	Ostrya virginiana	fair	16	vines, poor structure, leaning, multi trunk	Y
418	Red Maple	Acer rubrum	fair	26	dead limb, multi trunk	Y
419	White Pine	Pinus strobus	good	10		Y
420	Red Maple	Acer rubrum	fair	61	poor structure, dead limb, bark damage, multi trunk	Y
421	Black Cherry	Prunus serotina	fair	10	vines, dead limb, poor structure	Y
422	Red Maple	Acer rubrum	good	8	vines	Y
423	Red Maple	Acer rubrum	good	6	vines	Y
424	Red Maple	Acer rubrum	good	7	vines	Y
425	Red Maple	Acer rubrum	good	6		Y
426	Red Maple	Acer rubrum	good	7		Y
427	Red Maple	Acer rubrum	good	7		Y
428	Red Maple	Acer rubrum	good	7		Y
429	Red Maple	Acer rubrum	good	8		Y
430	Red Maple	Acer rubrum	good	8		Y
431	Red Maple	Acer rubrum	good	8		Y
432	Red Maple	Acer rubrum	good	6		Y
433	Mulberry	Morus rubra	good	6	multi trunk	Y
434	Mulberry	Morus rubra	good	7	multi trunk	Y
435	Mulberry	Morus rubra	good	7	multi trunk	Y
436	Black Walnut	Juglans nigra	good	22		Y
437	Black Walnut	Juglans nigra	good	20		Y
438	Mulberry	Morus rubra	poor	12	dead limb, leaning, poor structure	Y
439	Black Walnut	Juglans nigra	good	9		Y
440	Black Walnut	Juglans nigra	poor	16		Y
441	Black Cherry	Prunus serotina	good	6		Y
442	Black Walnut	Juglans nigra	good	20		Y
443	Black Walnut	Juglans nigra	good	6		Y
444	Black Walnut	Juglans nigra	good	16		Y
445	Black Walnut	Juglans nigra	good	10		Y
446	Black Walnut	Juglans nigra	good	10		Y
447	Hackberry	Celtis occidentalis	good	14		Y
448	Red Maple	Acer rubrum	good	10	vines	Y
449	Red Maple	Acer rubrum	good	7		Y
450	Mulberry	Morus rubra	good	8		Y
451	Mulberry	Morus rubra	fair	10	vines, poor structure	Y
452	Black Walnut	Juglans nigra	good	8		Y
453	Mulberry	Morus rubra	good	8		Y
454	Shade Oak	Quercus ambrosioides	poor	6		Y
455	Chinquapin Oak	Quercus muehlenbergii	good	26		Y
456	White Mulberry	Morus alba	good	14		Y
457	Red Maple	Acer rubrum	good	6	vines	Y
458	Hackberry	Celtis occidentalis	fair	7	poor structure, leaning	Y
459	Mulberry	Morus rubra	good	6	leaning	Y
460	Red Maple	Acer rubrum	good	6	vines	Y
461	Red Maple	Acer rubrum	good	6		Y
462	Black Cherry	Prunus serotina	good	23	dead limb	Y
463	Black Walnut	Juglans nigra	fair	6	vines, poor structure	Y
464	Red Maple	Acer rubrum	poor	6	vines, leaning, poor structure	Y
465	Red Maple	Acer rubrum	poor	8	vines, poor structure, leaning	Y
466	Mulberry	Morus rubra	good	9	multi trunk	Y
467	Mulberry	Morus rubra	good	10		Y
468	Mulberry	Morus rubra	good	7		Y
469	Mulberry	Morus rubra	good	8		Y
470	Mulberry	Morus rubra	good	16		Y
471	Red Maple	Acer rubrum	poor	8	vines, dead limb, leaning, poor structure, multi trunk	Y
472	Red Maple	Acer rubrum	poor	8	vines, dead limb, bark damage, poor structure, multi trunk	Y
473	Red Maple	Acer rubrum	poor	10	vines, bark damage, dead limb, poor structure, multi trunk	Y
474	Black Cherry	Prunus serotina	good	13		Y
475	Mulberry	Morus rubra	good	10	vines	Y
476	Mulberry	Morus rubra	good	17	vines	Y
477	Black Walnut	Juglans nigra	fair	16	bark damage, dead limb, poor structure	Y
478	Black Walnut	Juglans nigra	good	13		Y
479	Black Walnut	Juglans nigra	good	12		Y
480	Black Walnut	Juglans nigra	good	15		Y
481	Black Walnut	Juglans nigra	good	10		Y
482	Black Walnut	Juglans nigra	good	16		Y
483	Hackberry	Celtis occidentalis	good	8		Y
484	Black Walnut	Juglans nigra	fair	13	dead limb, poor structure, leaning	Y
485	Black Walnut	Juglans nigra	fair	8	dead limb, poor structure, leaning	Y
486	Black Walnut	Juglans nigra	good	24		Y
487	Black Walnut	Juglans nigra	good	22		Y
488	Black Walnut	Juglans nigra	poor	20	bark damage, dead limb, poor structure	Y
489	Hackberry	Celtis occidentalis	good	60		Y
490	Black Cherry	Prunus serotina	good	6		Y
491	Red Maple	Acer rubrum	poor	6	vines, dead limb	Y
492	Black Cherry	Prunus serotina	good	12		Y
493	Red Maple	Acer rubrum	fair	24	vines	Y
494	Red Maple	Acer rubrum	fair	6	vines, poor structure	Y
495	Hackberry	Celtis occidentalis	good	12		Y
496	Black Cherry	Prunus serotina	fair	13	vines, dead limb	Y
497	Black Walnut	Juglans nigra	good	10		Y
498	Black Walnut	Juglans nigra	good	6		Y
499	Black Walnut	Juglans nigra	good	6		Y
500	Mulberry	Morus rubra	good	10		Y

501	Black Cherry	Prunus serotina	good	8		Y
502	Black Walnut	Juglans nigra	good	6		Y
503	Black Walnut	Juglans nigra	good	10		Y
504	Black Cherry	Prunus serotina	good	13		Y
505	Black Cherry	Prunus serotina	good	18		Y
506	Black Walnut	Juglans nigra	good	14		Y
507	Black Cherry	Prunus serotina	good	6		Y
508	Black Walnut	Juglans nigra	good	12		Y
509	Black Walnut	Juglans nigra	good	7		Y
510	Hackberry	Celtis occidentalis	good	14		Y
511	Red Maple	Acer rubrum	good	10		Y
512	Red Maple	Acer rubrum	good	8		Y
513	Mulberry	Morus rubra	good	8		Y
514	Red Maple	Acer rubrum	good	6		Y
515	White Mulberry	Morus alba	good	23		Y
516	Black Walnut	Juglans nigra	good	8		Y
517	Black Walnut	Juglans nigra	good	14		Y
518	Black Walnut	Juglans nigra	good	16		Y
519	Black Walnut	Juglans nigra	good	22		Y
520	Black Walnut	Juglans nigra	good	12		Y
521	Black Walnut	Juglans nigra	good	6		Y
522	American Hophornbeam	Ostrya virginiana	poor	6	vines	Y
523	Black Cherry	Prunus serotina	good	11		Y
524	Black Cherry	Prunus serotina	good	11		Y
525	Black Cherry	Prunus serotina	fair	12	vines	Y
526	Green Ash	Fraxinus pennsylvanica	good	6		Y
527	Black Cherry	Prunus serotina	good	9		Y
528	Black Cherry	Prunus serotina	good	15		Y
529	Black Cherry	Prunus serotina	good	17		Y
530	Black Cherry	Prunus serotina	good	13		Y
531	Black Cherry	Prunus serotina	good	8		Y
532	Black Cherry	Prunus serotina	good	6		Y
533	Black Cherry	Prunus serotina	good	30		Y
534	Black Walnut	Juglans nigra	good	21		Y
535	Black Walnut	Juglans nigra	fair	9	vines	Y
536	Black Walnut	Juglans nigra	good	15		Y
537	Black Walnut	Juglans nigra	good	10		Y
538	Black Walnut	Juglans nigra	good	10		Y
539	Black Walnut	Juglans nigra	fair	7	vines	Y
540	Black Walnut	Juglans nigra	fair	6	vines	Y
541	Black Walnut	Juglans nigra	good	11		Y
542	Black Walnut	Juglans nigra	good	11		Y
543	Black Walnut	Juglans nigra	good	11		Y
544	Black Walnut	Juglans nigra	fair	8	vines	Y
545	Black Walnut	Juglans nigra	good	11		Y
546	Black Walnut	Juglans nigra	good	13		Y
547	Black Walnut	Juglans nigra	good	9		Y
548	Hackberry	Celtis occidentalis	good	26		Y
549	Black Walnut	Juglans nigra	fair	12	dead limb	Y
550	Black Walnut	Juglans nigra	good	13		Y
551	Black Walnut	Juglans nigra	good	9		Y
552	Black Walnut	Juglans nigra	good	12		Y
553	Black Cherry	Prunus serotina	fair	10	vines	Y
554	American Elm	Ulmus americana	good	6		N
555	Black Walnut	Juglans nigra	fair	15	dead limb	N
556	Mulberry	Morus rubra	poor	13	vines, dead limb	N
557	Hackberry	Celtis occidentalis	fair	24	vines	N
558	Hackberry	Celtis occidentalis	poor	21	dead limb	N
559	Mulberry	Morus rubra	poor	16	vines, dead limb	N
560	Green Ash	Fraxinus pennsylvanica	good	8		N
561	Black Cherry	Prunus serotina	fair	12	dead limb	Y
562	Black Cherry	Prunus serotina	poor	12	vines, dead limb	Y
563	Mulberry	Morus rubra	fair	7	vines	Y
564	Black Walnut	Juglans nigra	fair	7	vines	Y
565	Black Cherry	Prunus serotina	poor	11	vines, dead limb	Y
566	Black Cherry	Prunus serotina	fair	10	vines	Y
567	Black Walnut	Juglans nigra	good	9		Y
568	Black Walnut	Juglans nigra	good	9		Y
569	Black Walnut	Juglans nigra	fair	12	vines, dead limb	Y
570	Black Cherry	Prunus serotina	good	12		Y
571	Black Cherry	Prunus serotina	good	10		Y
572	Mulberry	Morus rubra	good	13		Y
573	Red Maple	Acer rubrum	good	8		Y
574	Red Maple	Acer rubrum	good	11		Y
575	Black Cherry	Prunus serotina	good	8		Y
576	Black Cherry	Prunus serotina	good	13		Y
577	Black Cherry	Prunus serotina	good	10		Y
578	Black Cherry	Prunus serotina	good	7		Y
579	Black Cherry	Prunus serotina	good	14		Y
580	Black Cherry	Prunus serotina	good	6		Y
581	Black Cherry	Prunus serotina	good	6		Y
582	Black Cherry	Prunus serotina	good	12		Y
583	Black Cherry	Prunus serotina	good	12		Y
584	Black Cherry	Prunus serotina	good	7		Y
585	Black Cherry	Prunus serotina	good	11		Y
586	Black Cherry	Prunus serotina	poor	7	dead limb	Y
587	Black Walnut	Juglans nigra	good	11		Y
588	Black Cherry	Prunus serotina	fair	11	vines	Y
589	Black Cherry	Prunus serotina	fair	8	vines	Y
590	Black Cherry	Prunus serotina	fair	10	vines	Y
591	Black Cherry	Prunus serotina	good	9		Y
592	Black Cherry	Prunus serotina	good	14		Y
593	Black Cherry	Prunus serotina	good	18		Y
594	American Elm	Ulmus americana	poor	9	dead limb	Y
595	Black Cherry	Prunus serotina	good	13		N
596	Black Cherry	Prunus serotina	good	18		N
597	Black Cherry	Prunus serotina	good	14		N
598	Black Walnut	Juglans nigra	good	16		N
599	American Elm	Ulmus americana	good	9		Y
600	Black Cherry	Prunus serotina	good	10		Y

601	Black Cherry	Prunus serotina	good	5	inches	Y
602	Black Cherry	Prunus serotina	good	7		Y
603	Black Cherry	Prunus serotina	good	31		Y
604	Black Cherry	Prunus serotina	good	10		Y
605	Mulberry	Morus rubra	good	9		Y
606	Crab Apple	Malus coronaria	good	8		Y
607	Black Cherry	Prunus serotina	good	14		Y
608	Black Walnut	Juglans nigra	good	7		Y
609	Black Cherry	Prunus serotina	good	10		Y
610	Black Cherry	Prunus serotina	poor	8	inches dead limb	Y
611	Black Cherry	Prunus serotina	good	10		Y
612	Black Cherry	Prunus serotina	good	8		Y
613	Black Cherry	Prunus serotina	good	10		Y
614	Hackberry	Celtis occidentalis	good	12		Y
615	Black Cherry	Prunus serotina	good	18		Y
616	Black Cherry	Prunus serotina	fair	12	inches	Y
617	Black Cherry	Prunus serotina	good	9		Y
618	Green Ash	Fraxinus pennsylvanica	good	8		Y
619	Crab Apple	Malus coronaria	poor	6	inches dead limb	Y
620	Black Walnut	Juglans nigra	good	8		Y
621	Black Walnut	Juglans nigra	poor	9	inches dead limb	Y
622	American Elm	Ulmus americana	fair	8	inches	Y
623	American Elm	Ulmus americana	fair	8	inches	Y
624	Black Walnut	Juglans nigra	poor	6	inches	Y
625	American Elm	Ulmus americana	good	8		Y
626	Crab Apple	Malus coronaria	good	11		Y
627	Black Cherry	Prunus serotina	good	11		Y
628	Black Walnut	Juglans nigra	fair	8	inches	Y
629	Black Cherry	Prunus serotina	fair	12	inches	Y
630	Mulberry	Morus rubra	good	8		Y
631	American Elm	Ulmus americana	good	8		Y
632	Red Maple	Acer rubrum	good	12		Y
633	American Elm	Ulmus americana	poor	12	inches dead limb	Y
634	Black Walnut	Juglans nigra	good	7		N
635	Black Walnut	Juglans nigra	good	32		N
636	Black Walnut	Juglans nigra	good	8		N
637	Black Walnut	Juglans nigra	good	11		N
638	American Elm	Ulmus americana	fair	7	inches	N
639	Black Cherry	Prunus serotina	good	11		Y
640	Black Cherry	Prunus serotina	good	17		Y
641	Black Cherry	Prunus serotina	good	10		Y
642	Black Cherry	Prunus serotina	good	10		Y
643	Black Cherry	Prunus serotina	good	10		Y
644	American Elm	Ulmus americana	good	8		Y
645	Black Cherry	Prunus serotina	good	22		Y
646	Black Cherry	Prunus serotina	good	10		Y
647	American Elm	Ulmus americana	good	7		Y
648	Black Walnut	Juglans nigra	good	8		Y
649	Black Walnut	Juglans nigra	good	10		Y
650	Black Cherry	Prunus serotina	fair	16	inches	Y
651	Black Cherry	Prunus serotina	good	12		Y
652	Black Cherry	Prunus serotina	good	14		Y
653	Black Cherry	Prunus serotina	fair	14	inches	Y
654	Black Cherry	Prunus serotina	fair	16	inches	Y
655	Black Cherry	Prunus serotina	good	6		Y
656	Black Cherry	Prunus serotina	good	20		Y
657	Black Cherry	Prunus serotina	good	20		Y
658	Black Cherry	Prunus serotina	good	24		Y
659	Hackberry	Celtis occidentalis	good	13		Y
660	Black Cherry	Prunus serotina	fair	11	dead limb	Y
661	Black Cherry	Prunus serotina	good	11		Y
662	Black Cherry	Prunus serotina	good	19		Y
663	Black Cherry	Prunus serotina	good	15		Y
664	Hackberry	Celtis occidentalis	good	9		Y
665	Black Cherry	Prunus serotina	good	9		Y
666	Black Walnut	Juglans nigra	good	9		Y
667	Black Cherry	Prunus serotina	fair	7	inches	Y
668	Black Cherry	Prunus serotina	good	17		Y
669	Black Cherry	Prunus serotina	good	11		Y
670	Black Cherry	Prunus serotina	fair	14	dead limb	Y
671	Black Cherry	Prunus serotina	fair	14	dead limb	Y
672	Black Cherry	Prunus serotina	good	12		Y
673	Black Cherry	Prunus serotina	good	7	inches	Y
674	Black Cherry	Prunus serotina	good	12		Y
675	Mulberry	Morus rubra	good	6		Y
676	Black Cherry	Prunus serotina	good	13		Y
677	Red Maple	Acer rubrum	good	13		Y
678	Green Ash	Fraxinus pennsylvanica	good	8		Y
679	Green Ash	Fraxinus pennsylvanica	good	8		Y
680	Green Ash	Fraxinus pennsylvanica	good	15		N
681	Black Cherry	Prunus serotina	good	6		Y
682	Black Cherry	Prunus serotina	good	6		Y
683	American Elm	Ulmus americana	poor	4	inches	Y
684	Mulberry	Morus rubra	good	4		Y
685	Black Cherry	Prunus serotina	poor	6	inches dead limb	Y
686	Black Cherry	Prunus serotina	fair	8	inches	Y
687	Crab Apple	Malus coronaria	good	10		Y
688	Orange Orange	Asclepias syriaca	good	14		N
689	Orange Orange	Asclepias syriaca	good	8		N
690	Black Cherry	Prunus serotina	fair	14	dead limb	N
691	Black Cherry	Prunus serotina	good	6		N
692	Black Cherry	Prunus serotina	poor	10	inches	N
693	Black Cherry	Prunus serotina	poor	12	inches	N
694	Black Cherry	Prunus serotina	good	8		N
695	Black Cherry	Prunus serotina	good	30		N
696	Black Cherry	Prunus serotina	good	10		N
697	Black Cherry	Prunus serotina	poor	12	inches dead limb	N
698	Black Cherry	Prunus serotina	poor	17	inches dead limb	N
699	Black Cherry	Prunus serotina	fair	18	inches	N
700	Mulberry	Morus rubra	poor	8	inches	Y
701	Black Cherry	Prunus serotina	poor	8	inches	Y
702	Black Cherry	Prunus serotina	fair	12	inches	Y
703	Black Walnut	Juglans nigra	good	8		Y
704	Black Cherry	Prunus serotina	good	8		Y
705	Black Cherry	Prunus serotina	poor	6	inches dead limb	Y
706	Black Cherry	Prunus serotina	poor	6	inches	Y
707	Black Cherry	Prunus serotina	poor	7	inches	Y
708	Green Ash	Fraxinus pennsylvanica	fair	7	inches	Y
709	Black Cherry	Prunus serotina	poor	11	inches	Y
710	Black Cherry	Prunus serotina	good	6		Y

711	Black Cherry	Prunus serotina	fair	17	dead limb	Y
712	Black Cherry	Prunus serotina	fair	8	inches	Y
713	American Elm	Ulmus americana	fair	9	inches	Y
714	Black Walnut	Juglans nigra	poor	7		Y
715	Black Walnut	Juglans nigra	good	13		Y
716	Black Walnut	Juglans nigra	good	9		Y
717	Black Cherry	Prunus serotina	good	8		Y
718	Black Cherry	Prunus serotina	good	20		Y
719	Black Cherry	Prunus serotina	good	19		Y
720	Hackberry	Celtis occidentalis	good	7		Y
721	Hackberry	Celtis occidentalis	good	21		Y
722	Hackberry	Celtis occidentalis	good	7		Y
723	American Elm	Ulmus americana	good	6		Y
724	Hackberry	Celtis occidentalis	good	12		Y
725	Hackberry	Celtis occidentalis	good	6		Y
726	Black Cherry	Prunus serotina	poor	18	dead limb	Y
727	Hackberry	Celtis occidentalis	good	8		Y
728	Hackberry	Celtis occidentalis	good	7		Y
729	Hackberry	Celtis occidentalis	good	6		Y
730	Hackberry	Celtis occidentalis	good	5		Y
731	Hackberry	Celtis occidentalis	good	12		Y
732	Orange Orange	Asclepias syriaca	good	15		Y
733	Hackberry	Celtis occidentalis	good	7		Y
734	Black Cherry	Prunus serotina	good	6		Y
735	Black Cherry	Prunus serotina	good	16		Y
736	Black Cherry	Prunus serotina	poor	9	poor structure	Y
737	Hackberry	Celtis occidentalis	good	7		Y
738	Hackberry	Celtis occidentalis	good	6		Y
739	Black Cherry	Prunus serotina	good	6		Y
740	American Elm	Ulmus americana	poor	17		Y
741	American Elm	Ulmus americana	good	12		Y
742	Black Cherry	Prunus serotina	good	10		Y
743	Black Cherry	Prunus serotina	good	9		Y
744	Black Cherry	Prunus serotina	good	11		Y
745	Black Cherry	Prunus serotina	good	13		Y
746	Black Cherry	Prunus serotina	good	17		Y
747	Black Cherry	Prunus serotina	good	24		Y
748	Black Walnut	Juglans nigra	good	10		Y
749	Black Walnut	Juglans nigra	poor	9	inches	Y
750	Black Walnut	Juglans nigra	good	10		Y
751	Green Ash	Fraxinus pennsylvanica	good	9		Y
752	Black Walnut	Juglans nigra	good	7		Y
753	Black Cherry	Prunus serotina	good	8		Y
754	Black Cherry	Prunus serotina	good	6		Y
755	Black Cherry	Prunus serotina	good	7		Y
756	Black Cherry	Prunus serotina	good	7		Y
757	Black Cherry	Prunus serotina	poor	8		Y
758	Black Walnut	Juglans nigra	good	7		Y
759	Black Cherry	Prunus serotina	good	6		Y
760	Black Cherry	Prunus serotina	good	7		Y
761	Black Cherry	Prunus serotina	poor	10	inches dead limb	Y
762	Black Cherry	Prunus serotina	good	14		Y
763	Black Walnut	Juglans nigra	good	7		Y
764	Black Walnut	Juglans nigra	good	6		Y
765	Black Walnut	Juglans nigra	fair	6	bark damage	Y
766	Black Cherry	Prunus serotina	fair	11	inches	Y
767	Black Cherry	Prunus serotina	good	8		Y
768	Black Cherry	Prunus serotina	good	7		Y
769	Hackberry	Celtis occidentalis	good	7		N
770	Orange Orange	Asclepias syriaca	fair	7	bark damage	N
771	Black Cherry	Prunus serotina	good	9		Y
772	Black Cherry	Prunus serotina	good	9		Y
773	Black Cherry	Prunus serotina	good	10		Y
774	Black Cherry	Prunus serotina	good	12		Y
775	Black Cherry	Prunus serotina	good	12		Y
776	Black Cherry	Prunus serotina	good	7		Y
777	Black Cherry	Prunus serotina	good	8		Y
778	Black Cherry	Prunus serotina	good	9		Y
779	Black Cherry	Prunus serotina	good	6		Y
780	Black Cherry	Prunus serotina	good	10		Y
781	Black Cherry	Prunus serotina	poor	10	poor structure	Y
782	Black Cherry	Prunus serotina	good	7		Y
783	Black Cherry	Prunus serotina	good	6		Y
784	Black Cherry	Prunus serotina	good	7		Y
785	Green Ash	Fraxinus pennsylvanica	good	7		Y
786	Green Ash	Fraxinus pennsylvanica	good	6		Y
787	Black Cherry	Prunus serotina	good	6		Y
788	Black Cherry	Prunus serotina	good	9		Y
789	Black Cherry	Prunus serotina	good	6		Y
790	Black Cherry	Prunus serotina	good	11		Y
791	Black Cherry	Prunus serotina	good	17		Y
792	Black Cherry	Prunus serotina	good	7		Y
793	Black Cherry	Prunus serotina	good	7		Y
794	Black Cherry	Prunus serotina	good	6		Y
795	Black Walnut	Juglans nigra	good	11		Y
796	Black Cherry	Prunus serotina	good	8		Y
797	Hackberry	Celtis occidentalis	good	12		Y
798	Hackberry	Celtis occidentalis	good	7		Y
799	Black Walnut	Juglans nigra	good	10		Y
800	Black Walnut	Juglans nigra	good	7		Y
801	Crab Apple	Malus coronaria	good	8		Y
802	Crab Apple	Malus coronaria	good	6		Y
803	Hackberry	Celtis occidentalis	good	7		Y
804	Black Walnut	Juglans nigra	good	7		Y
805	Black Cherry	Prunus serotina	fair	9	leaving	Y
806	Black Walnut	Juglans nigra	good	6		Y
807	Black Cherry	Prunus serotina	good	8		Y
808	Black Walnut	Juglans nigra	good	11		Y
809	Black Cherry	Prunus serotina	good	6		Y
810	Black Cherry	Prunus serotina	good	15		Y
811	Black Walnut	Juglans nigra	good	9		Y
812	Black Walnut	Juglans nigra	good	8		Y
813	Black Walnut	Juglans nigra	good	10		Y
814	Black Cherry	Prunus serotina	poor	15	inches	N
815	Black Cherry	Prunus serotina	poor	12	inches	N
816	Black Cherry	Prunus serotina	fair	8	inches	N
817	Black Cherry	Prunus serotina	fair	9	inches	N
818	Black Cherry	Prunus serotina	poor	15		N
819	Black Cherry	Prunus serotina	poor	17		Y
820	Black Walnut	Juglans nigra	good	7		Y

821	Black Cherry	Prunus serotina	good	14		Y
822	Mulberry	Morus rubra	good	8		Y
823	Crab Apple	Malus coronaria	good	6		Y
824	Black Cherry	Prunus serotina	good	14		Y
825	Black Walnut	Juglans nigra	good	16		Y
826	Black Walnut	Juglans nigra	good	8		Y
827	Black Cherry	Prunus serotina	good	13		Y
828	Black Cherry	Prunus serotina	good	9		Y
829	Black Cherry	Prunus serotina	good	12		Y
830	Green Ash	Fraxinus pennsylvanica	good	12		Y
831	Black Cherry	Prunus serotina	good	8		Y
832	Black Cherry	Prunus serotina	good	8		Y
833	Black Cherry	Prunus serotina	good	8		Y
834	Hackberry	Celtis occidentalis	good	9		Y
835	Hackberry	Celtis occidentalis	good	9		Y
836	Hackberry	Celtis occidentalis	good	7		Y
837	Osage Orange	Madrone pinnatifida	fair	8	bark damage	Y
838	Black Walnut	Juglans nigra	good	18		Y
839	Black Cherry	Prunus serotina	good	8		Y
840	Black Walnut	Juglans nigra	good	17		Y
841	Black Walnut	Juglans nigra	good	10		Y
842	Black Cherry	Prunus serotina	fair	18	vines dead limb	Y
843	Black Walnut	Juglans nigra	good	8		Y
844	Black Cherry	Prunus serotina	good	12		Y
845	Black Cherry	Prunus serotina	good	10		Y
846	Black Walnut	Juglans nigra	good	7		Y
847	Black Walnut	Juglans nigra	good	12		Y
848	Black Cherry	Prunus serotina	good	5		Y
849	Mulberry	Morus rubra	good	4		Y
850	Green Ash	Fraxinus pennsylvanica	good	7		Y
851	Black Cherry	Prunus serotina	good	10		Y
852	Green Ash	Fraxinus pennsylvanica	good	7	vines dead limb	N
853	Green Ash	Fraxinus pennsylvanica	poor	16	just decay	N
854	Black Walnut	Juglans nigra	fair	6	vines lanceous	N
855	Black Cherry	Prunus serotina	good	10		N
856	Osage Orange	Madrone pinnatifida	poor	10	trailing dead limbs	N
857	American Elm	Ulmus americana	good	6		N
858	Black Walnut	Juglans nigra	good	11		N
859	Silver Maple	Acer saccharinum	good	18		N
860	Hackberry	Celtis occidentalis	good	10		N
861	Black Cherry	Prunus serotina	good	9		N
862	Black Cherry	Prunus serotina	fair	6	vines	Y
863	Black Walnut	Juglans nigra	good	12		N
864	Black Walnut	Juglans nigra	fair	6	vines	Y
865	Green Ash	Fraxinus pennsylvanica	fair	6	bark damage vines	Y
866	Black Cherry	Prunus serotina	good	14		Y
867	Black Cherry	Prunus serotina	good	9		Y
868	Black Cherry	Prunus serotina	poor	5		Y
869	Black Cherry	Prunus serotina	poor	10		N
870	Black Cherry	Prunus serotina	good	16		N
871	Lapland Birch	Betula laricina	good	8		N
872	Black Cherry	Prunus serotina	good	8		N
873	Black Cherry	Prunus serotina	good	14		N
874	Black Cherry	Prunus serotina	good	21		N
875	Osage Orange	Madrone pinnatifida	good	23		N
876	Osage Orange	Madrone pinnatifida	good	2		N
877	Hackberry	Celtis occidentalis	good	13		N
878	Osage Orange	Madrone pinnatifida	good	18		N
879	Osage Orange	Madrone pinnatifida	fair	7	bark damage	N
880	Osage Orange	Madrone pinnatifida	fair	17	bark damage	N
881	Black Cherry	Prunus serotina	good	11		N
882	Hackberry	Celtis occidentalis	good	12		N
883	Black Cherry	Prunus serotina	good	10		N
884	Pink Oak	Quercus rubra	good	13		N
885	Black Cherry	Prunus serotina	good	22		N
886	Black Cherry	Prunus serotina	good	25		N
887	Black Cherry	Prunus serotina	good	24		N
888	Green Ash	Fraxinus pennsylvanica	good	6		N
889	Green Ash	Fraxinus pennsylvanica	good	6		N
890	Black Cherry	Prunus serotina	good	8		N
891	Black Walnut	Juglans nigra	good	8		N
892	Black Cherry	Prunus serotina	good	8		N
893	Black Cherry	Prunus serotina	good	20		N
894	Black Cherry	Prunus serotina	good	20		N
895	Black Cherry	Prunus serotina	good	7		N
896	Black Cherry	Prunus serotina	good	8		N
897	Black Walnut	Juglans nigra	poor	28	vines bark damage	N
898	Pink Oak	Quercus rubra	good	17		N
899	Hackberry	Celtis occidentalis	good	6		N
900	Hackberry	Celtis occidentalis	good	10		N
901	Black Walnut	Juglans nigra	good	13		N
902	Hackberry	Celtis occidentalis	good	7		N
903	Black Cherry	Prunus serotina	good	19		N
904	Black Cherry	Prunus serotina	good	14		N
905	Black Cherry	Prunus serotina	good	15		N
906	Black Cherry	Prunus serotina	good	6		N
907	American Elm	Ulmus americana	good	20		N
908	Hackberry	Celtis occidentalis	poor	17		N
909	Hackberry	Celtis occidentalis	good	12		N
910	Green Ash	Fraxinus pennsylvanica	good	6		N
911	Black Cherry	Prunus serotina	good	16		N
912	Black Cherry	Prunus serotina	good	26		N
913	Hackberry	Celtis occidentalis	good	7		N
914	Hackberry	Celtis occidentalis	good	6		N
915	Hackberry	Celtis occidentalis	good	22		N
916	Hackberry	Celtis occidentalis	good	5		N
917	Hackberry	Celtis occidentalis	good	8		N
918	Hackberry	Celtis occidentalis	good	10		N
919	Hackberry	Celtis occidentalis	good	9		N
920	Black Cherry	Prunus serotina	good	18		N
921	Green Ash	Fraxinus pennsylvanica	good	8		N
922	Black Cherry	Prunus serotina	good	6		N
923	Green Ash	Fraxinus pennsylvanica	good	7		N
924	Green Ash	Fraxinus pennsylvanica	fair	6	vines	N
925	Silver Maple	Acer saccharinum	good	8		N
926	Silver Maple	Acer saccharinum	good	8		N
927	Silver Maple	Acer saccharinum	good	9		N
928	Silver Maple	Acer saccharinum	good	12		N



REVISION RECORD		DRAWING NO.: EXHIBIT		ENTRANCE 2 - SITE DISTANCE PLAN & PROFILES		CLOUS ROAD PARTNERS, LLC GROVEPORT COLD STORAGE WAREHOUSE CITY OF GROVEPORT FRANKLIN COUNTY, OHIO		Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cccinc.com		REVISION RECORD	
NO	DATE	DATE: JAN. 2024		DRAWN BY: AJY		DATE: JAN. 2024		DRAWN BY: AJY		DESCRIPTION	
		DWG SCALE: 1"=50'		CHECKED BY: HS		PROJECT NO: 328-467		PROJECT NO: 328-467			
		APPROVED BY: BAB		APPROVED BY: BAB		SHEET 2 OF 3		SHEET 2 OF 3			

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[illegible]

DRAWING NO.:
C201

ROAD WIDENING IMPROVEMENTS

DATE:	JAN. 2024	DRAWN BY:	AJV
DWG SCALE:	1"= 60'	CHECKED BY:	HS
PROJECT NO.:			328-467
APPROVED BY:			BAB

CLOUS ROAD PARTNERS, LLC
GROVEPORT COLD STORAGE WAREHOUSE
CITY OF GROVEPORT
FRANKLIN COUNTY, OHIO


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